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City Centre Ward	Application Number 081805/FO/2007/C3	Date of Appln 3rd Jan 2007	Committee Date 15th Feb 2007
Proposal	Refurbishment of office building including new service columns, entrance lobby and 3 storey roof extension		
Location	Grand Island, Medlock Street, Manchester, M15 4BB,		
Applicant	Aurora General Partner 1 Ltd As General Partner Of Ask Inves Co Agent		
Agent	Drivers Jonas 26 York Street, Manchester, M1 4JB		

Description

The application relates to the 'Grand Island Building', most recently occupied by BT, which is located prominently within the Central Spine area of the Southern Gateway. The five-storey building is surrounded by landscaped grounds and surface car parking. To the north is the railway viaduct fronting Whitworth Street West, with residential apartments located further north on the opposite side of the street. Medlock Street is located to the west. Macintosh Mill and a surface car park are to the south and the River Medlock and further car parking adjoins to the west. Existing vehicular access is off Medlock Street. Pedestrian access is via Whitworth Street West and Medlock Street.

The Central Spine forms an essential part of the Southern Gateway and currently contains a large amount of vacant or under-used sites. It offers the potential for comprehensive, mixed-use development that will incorporate this area into the active core of the city centre and add significantly to the range of employment, leisure and accommodation options in the city. The landowners are working with the City Council in taking forward development in this area in a comprehensive and co-ordinated manner, and the Central Spine Development Framework was approved by the Council's Executive in November 2005 following consultation with stakeholders in the area.

Planning permission is sought for the comprehensive refurbishment of the building together with a three-storey roof extension. The basic layout of the building would remain as existing with the main entrance to the north facing Whitworth Street West, an upgraded circulation core and two additional access cores to the south.

The building would retain its horizontal emphasis up to the existing parapet level and would be extended by three additional floors of accommodation. This would comprise two full floors of accommodation with third floor set back from the main façade line. The two floors of accommodation would incorporate a glazed horizontally expressed curtain-walling system, which would allow views into the building. The top floor would be set back from the main building line and have a lightweight highly glazed expression.

The appearance of the building would be improved considerably by the provision of a new full height glazed area to the northern elevation. Full height glazing is also proposed for the southern elevation as well as re-cladding of the two southern cores. The building would be extended outwards by the addition of two new servicing columns which would provide plant and servicing as well as

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lifts and stairwells. The proposals would provide an additional 6,766sq.m floorspace (making total floorspace within the extended building 18,896.sq.m).

Full access would be provided to all areas of the building. The development is expected to achieve a BREEAM rating of at least 'very good'. The application does not propose any changes to parking provision, site access or traffic management.

Consultations

Head of Engineering Services - No objections received

Head of Environmental Health - No objections received.

Director of Operational Services - No objections received.

Greater Manchester Police - No objections received.

Environmental Services Green Team - No objections but would ask a 'green' roof be incorporated.

Publicity - The application has been advertised as a major development and one of public interest. Occupiers of buildings surrounding the site were consulted on the proposal. No responses have been received.

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 Southern Gateway and stimulating investment and environmental improvements planned to take place there. The scheme is considered to be consistent with the Central Spine Development Framework, and with the adopted Manchester Unitary Development Plan, particularly policies' I1.1 'Commercial Development', I1.6, Office Development, I3.1 'Design of Commercial Development', E1.1 Air Pollution', E1.5 'Energy conservation', E3.5, 'Secure Environment', RC4 'Environment', RC7 'Gateways', R1.1 'Regeneration', DC9.1 (New Commercial & Industrial Development - Access for Disabled People), and RC20 Area 20 'Small Area Proposals'.

Design and impact on surrounding area and residents/pedestrians - The additions and extensions would significantly improve the building, providing a contemporary glazed design combined with a redesigned façade to better integrate the existing building with the extensions. The design would improve the visual impact of this prominent building and its surroundings with the full height glazing marking the entrance and providing transparency and active elevations that the building currently lacks. The massing would increase with the addition of the roof extension, however an 8-storey building is in keeping with the overall Central Spine vision. This site is explicitly referred to in the

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Development Framework as being capable of accommodating an 8-storey development. Given the large area that surrounds the building and the distance between neighbouring buildings, there would be no significant detrimental impact on adjacent occupiers in terms of loss of amenity.

Impact on regeneration - The Central Spine proposals are at the heart of the 'Manchester: Knowledge Capital' Initiative, and this application represents the first planning application made in implementing this objective in this important area. The requirement for a high quality building on this site is even more important due to its prominent location within the Central Spine. The proposed alterations to the building are considered to be of sufficient quality to fulfil this role. The proposal forms Phase 1 of the Central Spine and has been developed in accordance with the Central Spine Development Framework. Its development should therefore support the long-term economic regeneration of the Southern Gateway and its full assimilation and contribution to the City Centre economy. It should promote the potential of other sites within the Central Spine to deliver development opportunities which accord with the Manchester: Knowledge Capital Initiative by creating a critical mass of commercial-led regeneration. The proposed development is entirely consistent with the long-term aspirations for the Central Spine area as set out in the Development Framework.

Parking - The increased floor space as proposed could lead to an increase in vehicular traffic using the site. To mitigate any impact, the applicant is proposing a green travel plan initiative to encourage sustainable transport methods and promoting alternatives to car use. The site is highly accessible by a variety of public transport modes and it is considered that the proposed scheme would not be significantly detrimental to highways in the area.

Access - Full access is provided to all parts of the development.

Crime and Disorder - It is considered that the redevelopment of the site would be beneficial to the area in terms of the increase in activity. The applicants have been involved in pre-application discussions with Greater Manchester Police and have incorporated their comments into the scheme. It should also be noted that a condition relating to 'Secured By Design' would be attached to any consent granted.

Environmental Impact Assessment – An assessment has been made of the development. It is considered that an Environmental Impact Assessment is not required having considered all relevant environmental matters, and it is considered that this proposal will not have any significant environmental effects.

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 increased activity into the area, initiate the redevelopment of the Central Spine and act as an initial marker of the southern edge of the City Centre at this important gateway entrance point.

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)/objectors/residents 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 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 accords with the development plan, in particular policies I1.1, I1.6, I3.1, E1.1, E1.5, E3.5, RC4, RC7, R1.1, DC9.1 and RC20 (Area 20) of the City Council's Unitary Development Plan and there are no material considerations of sufficient weight to indicate otherwise.

Conditions and/or Reasons

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) Before the development hereby approved commences, the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme 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. Any externally mounted ancillary plant, equipment and servicing shall be acoustically treated in accordance with a scheme 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.

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

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 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 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) Before the development hereby approved commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by

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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 situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy H2.2 of the adopted UDP.

5) 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 'Secure 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.

6) 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 and in order to promote a choice of means of transport, pursuant to Manchester Unitary Development Plan policies E1.1 and T3.1.

7) 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) Identify, before the development commences, the potential impact area in which television reception is likely to be adversely affected by the development. The study shall be carried out either by the Office of Communications (Ofcom), or by a body approved by Ofcom and shall include an assessment of when in the construction process an impact on television reception might occur.

b) Measure the existing television signal reception within the potential impact area identified in (a) above 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.

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c) 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 (b) 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, pursuant to Manchester Unitary Development Plan policy H2.2.

8) 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 policy H2.2 of the adopted Manchester Unitary Development Plan

9) The development hereby approved shall incorporate measures to minimise the environmental impact and energy use of the building and shall seek to achieve a Building Research Establishment Environmental Assessment Methodology (BREEAM) rating of at least 'very good'. 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 consent hereby granted is for a development that has full access into and throughout all areas of the building for members of the public, including those whose mobility is impaired.

Reason - For the avoidance of doubt and so as to provide direct access for disabled members of the public and to be in line with guidance in UDP Policy DC9.1 'New Commercial and Industrial Development - Access for Disabled People' of the adopted Manchester Unitary Development Plan

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11) The development hereby approved shall be carried out in accordance with the drawings numbered 00(91)AP001, 00(0-)AP001, 100, 101, 10, 103, 104, 105, 106, 107, 108, 01(0-)AE100, 200, 300, 400, 01(0-)AS100, 200, the Building Design Partnership Planning Application Statement dated December 2006, the Drivers Jonas Planning Application Statement dated December 2006 stamped as received by the Local Planning Authority on 18 December 2006, unless otherwise agreed in writing by the City Council as Local Planning Authority.

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.

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: 081805/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 all held by the Planning Division.

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

Environmental Health
Environment & Operations (Highway Authority)
Environment & Operations (Refuse & Sustainability)
Environment Agency
Greater Manchester Police
Grand Island, Medlock Street, Manchester, M15 4BB
The Roundhouse, 21 Albion Street, Manchester, M1 5LN
Olympic House, 17-19 Whitworth Street West, Manchester, M1 5WG
41 Hulme Street, Manchester, M15 6AW
Second Floor, Enterprise House, 15 Whitworth Street West, Manchester, M1 5WG
Enterprise House, 15 Whitworth Street West, Manchester, M1 5WG
Third Floor, Olympic House, 17-19 Whitworth Street West, Manchester, M1 5WG
First Floor, Enterprise House, 15 Whitworth Street West, Manchester, M1 5WG
14 Albion Street, Manchester, M1 5NZ
6 Cambridge Street, Manchester, M1 5QH
8 Cambridge Street, Manchester, M1 5QH
71 Arches, Whitworth Street West, Manchester, M1 5WQ
Fourth Floor, Olympic House, 17-19 Whitworth Street West, Manchester, M1 5WG
13 Whitworth Street West, Manchester, M1 5WG
77 Arches, Whitworth Street West, Manchester, M1 5WQ
Ground Floor, Enterprise House, 15 Whitworth Street West, Manchester, M1 5WG
11 Whitworth Street West, Manchester, M1 5WG
1 City Road East, Manchester, M15 4PU
Flat 1, 58 Hewitt Street, Manchester, M15 4GB
Flat 2, 58 Hewitt Street, Manchester, M15 4GB

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56 Hewitt Street, Manchester, M15 4GB
82 Hewitt Street, Manchester, M15 4GB
Third Floor, 1 City Road East, Manchester, M15 4PN
Lynnat House, Little Peter Street, Manchester, M15 4PS
58 Hewitt Street, Manchester, M15 4GB
Flat, 56 Hewitt Street, Manchester, M15 4GB
1-11 Albion Street, Manchester, M1 5LF
City Road Inn, 14 Albion Street, Manchester, M1 5NZ
Basement, Albion Wharf, 19 Albion Street, Manchester, M1 5LF
16-18 Albion Street, Manchester, M1 5NZ
First Floor, 1 City Road, Manchester, M15 4PN
Second Floor, 1 City Road, Manchester, M15 4PN
Third Floor, 1 City Road, Manchester, M15 4PN
1 City Road, Manchester, M15 4PN
Tsb, 1 City Road, Manchester, M15 4PN
Wesleyan Financial Services, 1 City Road, Manchester, M15 4PN
4 City Road, Manchester, M15 4PN
8A City Road, Manchester, M15 4PN
Tom Garner Motors, City Road, Manchester, M15 4PN
Tom Garner Motors Next Boatmans Home, City Road, Manchester, M15 4PN
Ground Floor, 1 City Road, Manchester, M15 4PN
43 Hulme Street, Manchester, M15 6AW
The British Council, Medlock Street, Manchester, M15 4AA
First Floor, 11 Whitworth Street West, Manchester, M1 5WG
Ground Floor Part Dostana Telecommunicatios Limite, 15 Whitworth Street West, Manchester, M1 5WG
Ground Floor Part Peartree Studios, 15 Whitworth Street West, Manchester, M1 5WG
First Floor Astrological Marketing Limited, 15 Whitworth Street West, Manchester, M1 5WG
First Floor China General Europe Limited, 15 Whitworth Street West, Manchester, M1 5WG
First Floor Swan Property Management Manchest, 15 Whitworth Street West, Manchester, M1 5WG
First Floor Part And Second Floor Part Intrukt, 15 Whitworth Street West, Manchester, M1 5WG
Second Floor Part Anglotime Limited, 15 Whitworth Street West, Manchester, M1 5WG
Second Floor Part Manchester Microfilming, 15 Whitworth Street West, Manchester, M1 5WG
Second Floor Part Pc Plus, 15 Whitworth Street West, Manchester, M1 5WG
Second Floor Part Stalwart Productions, 15 Whitworth Street West, Manchester, M1 5WG
Second Floor Part Womens Local Authority Network, 15 Whitworth Street West, Manchester, M1 5WG
Basement, 17-19 Whitworth Street West, Manchester, M1 5WG
Ground Floor, 17-19 Whitworth Street West, Manchester, M1 5WG
First Floor Adam Geffory, 17 Whitworth Street West, Manchester, M1 5WG
First Floor Cavendish Press, 17-19 Whitworth Street West, Manchester, M1 5WG
First Floor Hyper Active, 17-18 Whitworth Street West, Manchester, M1 5WG
First Floor Its Nw Limited, 17-19 Whitworth Street West, Manchester, M1 5WG
Second Floor Front Atlantic Gas Plc, 17-19 Whitworth Street West, Manchester, M1 5WG

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Second Floor Part Rear Inhouse Productions Limited, 17-19 Whitworth Street West, Manchester, M1 5WG
Second Floor Part Social Housing Technical Service, 17 Whitworth Street West, Manchester, M1 5WG
Third Floor Part Amn Financial Services, 17-19 Whitworth Street West, Manchester, M1 5WG
Third Floor Part Craig And Barker Partnership, 17-19 Whitworth Street West, Manchester, M1 5WG
Third Floor Part Front, 17-19 Whitworth Street West, Manchester, M1 5WG
Third Floor Part Rear, 17-19 Whitworth Street West, Manchester, M1 5WG
Fourth Floor Front Part Adam Geoffrey O, 17 Whitworth Street West, Manchester, M1 5WG
Fourth Floor Part Ariel Maritime Uk Limited Front, 17-19 Whitworth Street West, Manchester, M1 5WG
Rear Fourth Floor Part, 17-19 Whitworth Street West, Manchester, M1 5WG
Mills And Allen 8801 Gable, 19 Whitworth Street West, Manchester, M1 5WG
Next To, 19 Whitworth Street West, Manchester, M1 5WG
New World Payphones 0161 236 7037 Outside Ncp Car, Whitworth Street West, Manchester, M1 5WG
Second Floor Part L And B Products, 15 Whitworth Street West, Manchester, M1 5WG
15 Whitworth Street West, Manchester, M1 5WG
17-19 Whitworth Street West, Manchester, M1 5WG
19 Whitworth Street West, Manchester, M1 5WG
17 Whitworth Street West, Manchester, M1 5WG
17-18 Whitworth Street West, Manchester, M1 5WG
Top Flat, Gaythorn Vaults, 45 Albion Street, Manchester, M1 5NY
Top Flat, 47 Albion Street, Manchester, M1 5NY
Gaythorn Vaults, 45 Albion Street, Manchester, M1 5NY
47 Albion Street, Manchester, M1 5NY
The City Road Inn, 14 Albion Street, Manchester, M1 5NZ
British Telecom, Grand Island, Medlock Street, Manchester, M15 4BB
Apartment 2a, The Ropeworks, 35 Little Peter Street, Manchester, M15 4QJ
Lloyds Tsb Bank Plc, 1 City Road East, Manchester, M15 4PU
M G Mechanical Services, 82 Hewitt Street, Manchester, M15 4GB
Macintosh Village, Cambridge Street, Manchester, M1 5GF
Marsh Employee Benefit Services Ltd, 1 City Road East, Manchester, M15 4PN
Moonfish, 43 Hulme Street, Manchester, M15 6AW
Hogg Robinson Business Travel International, 1 City Road East, Manchester, M15 4PN
Flats within The Ropeworks, 35 Little Peter Street, Manchester, M15 4QJ
Premier Lodge, River Street, Manchester, M15 5FJ
Flats within 11 Whitworth Street West, Manchester, M1 5DD
Flats within The Hacienda, 15 Whitworth Street West, Manchester, M1 5DE
Mazars, 17-19, Whitworth Street West, Manchester, M1 5WG
21 Albion Street, Manchester, M1 5DA
Jefferson Sheard E G S, The Hacienda, 21 Albion Street, Manchester, M1 5DA
503, The Hacienda, 15 Whitworth Street West, Manchester, M1 5DE
605, The Hacienda, 15 Whitworth Street West, Manchester, M1 5DE
Skills Solutions, 17-19, Whitworth Street West, Manchester, M1 5WG
617, 11 Whitworth Street West, Manchester, M1 5DD
The Beatie Partnership, Madison House, 37 Little Peter Street, Manchester, M15 4QJ
501, The Hacienda, 15 Whitworth Street West, Manchester, M1 5DE

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B T I, 1 City Road East, Manchester, M15 4PN
606, The Hacienda, 15 Whitworth Street West, Manchester, M1 5DE

Representations were received from the following third parties:

Relevant Contact Officer:	: Jay Patel
Telephone No.	: 0161 234 4553
Email	: j.patel@manchester.gov.uk