

REPORT FOR RESOLUTION

<u>Committee</u>	PLANNING AND HIGHWAYS
<u>Date</u>	23rd July 2009
<u>Subject</u>	<p><u>083013/OO/2007/C1</u> - Endorsement of the Strategic Masterplan for Chetham's School of Music along with means of public access to the site to a future visitor attraction, the landscaping of the site of the Palatine Building and the general layout of the courtyard and other areas following the demolition of the structures attached to the listed buildings as detailed in application ref no.s 090222 and 090223.</p> <p><u>083014/FO/2007/C1</u> - Construction of a new school and concert hall building, improvements to existing access facilities, new public access and construction of new bridge linking the atrium within the new school with the existing main entrance lodge adjacent to the school campus entrance on Long Millgate;</p> <p><u>083492/CC/2007/C1</u> - Conservation Area Consent - Demolition of buildings Nos. 56-78 Victoria Street (Palatine Building), which currently house the music school to allow the reinstatement of landscaped gardens and public entrance gatehouse to Chetham's Library.</p> <p><u>090222/LO/2009/C1</u> – Listed Building Consent - Demolition of modern "lean to" type extension to College House and any associated remedial works.</p> <p><u>090223/LO/2009/C1</u> – Listed Building Consent - Demolition of two storey extension (on courtyard elevation) to Mill gate Building and any associated remedial works.</p>
<u>Location</u>	Chethams School Of Music On Long Millgate And Land Bounded By Victoria Station Approach And Walkers Croft Manchester M3 1SB
<u>Applicant</u>	Chetham's School of Music, Long Millgate, Manchester C/o Agent
<u>Agent</u>	Stephenson Bell Aeroworks, 5 Adair Street
<u>Report of</u>	HEAD OF PLANNING

Purpose of report

To describe the above applications for planning permission, conservation area consent and listed building consent, to set out the issues involved and to put forward recommendations.

Recommendation

The Head of Planning recommends that the Committee

Be **mindful to approve** application ref no 083013/OO/2007/C1 subject to the provision of revised plans illustrating an acceptable layout of the central courtyard and the landscaping to the Palatine Building and subject to the conditions below:

Approve application ref no 083014/FO/2007/C1 subject to the conditions below:

Be **mindful to approve** application ref no 083016/CC/2007/C1 subject to the provision of revised plans illustrating an acceptable landscaping treatment to the Palatine Building and subject to the conditions below:

Be **mindful to approve** application ref no 090222/LO/2009/C1 subject to the conditions below and referral of the application to the Secretary of State

Be **mindful to approve** application ref no 090223/LO/2009/C1 subject to the conditions below and referral of the application to the Secretary of State

Financial Consequences for the Revenue Budget

There are no financial consequences for the Revenue Fund.

Financial Consequences for the Capital Budget

There are no financial consequences for the Capital Fund.

Contact Officer

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Background Documents

Planning applications 083013/OO/2007/C1, 083014/FO/2007/C1, 083492/CC/2007/C1, 090222/LO/2009/C1, 090223/LO/2009/C1
Unitary Development Plan for the City of Manchester (UDP)
A Guide to Development in Manchester
Manchester City Centre Strategic Plan 2008-2012
DETR Circular 02/99 Environmental Impact Assessment
Planning Policy Statement 1, 6 and 22.
Planning Policy Guidance Notes 13, 15 and 24.

Third Party Consultations:

Responses of:

Environment Agency
Victorian Society
Greater Manchester Police

Network Rail
English Heritage
Head of Regulatory Services
City Centre Regeneration
CABE
Head of Environmental Health
GMAU

Wards affected

City Centre Ward

Implications for:

Anti-poverty	Equal Opportunities	Environment	Employment
No	Yes	Yes	Yes

1. INTRODUCTION

1.1 Chetham's School of Music is a world class music establishment. It houses a unique medieval library which together with its other buildings forms an outstanding development at the heart of the City, representing a special facility of international significance.

1.2 Unfortunately, the school buildings now fall below acceptable standards for both education and boarding and require immediate attention. In addition, the library is hidden from view and as an asset to the City and beyond, Chetham's has the real potential, along with other assets and attractions in the area, to develop into a coherent visitor and tourist attractions.

1.3 The applications under consideration represent the physical manifestation of a masterplan and framework developed to help rejuvenate the City's medieval quarter whilst also delivering a new school building of the highest quality. Together, the intent is to develop and build on the architectural heritage of the City, develop a coherent visitor destination, improve public access to the site and ensure the well-being of Chetham's as a unique music institution.

1.4 The composite application site (known as the Masterplan area) as detailed on the attached plan covers an area of 1.6 hectares. Although there are 5 applications in total, the site can effectively be divided into 2; 0.44 hectares comprising the area of the full application and 1.16 hectares for the outline. The remaining applications relate to specific buildings for demolition and remedial works.

1.5 The applications relate to a site bounded by Victoria Station Approach, Long Millgate, Victoria Street and Hunts Bank. The site lies to the north of Manchester Cathedral (Grade 1 listed) and to the south of Victoria Station (Grade 2 listed).

1.6 The site is effectively divided into two parcels of land, (a northern and southern part) by Walkers Croft. The southern part of the site is occupied by the buildings which make up Chetham's School of Music whilst the northern part of the

site is occupied by a private surface level car park with trees on the surrounding embankment used by staff from the School and Manchester Cathedral.

1.7 With 290 students Chetham's is the largest specialist music school in the UK and the only music school based in the North of England. The buildings within the School of Music are as follows: College House, Chetham's Library, Palatine Building, Vallin's Building, Nicholl's Building, Millgate Buildings, New College House, Millgate Extension and the Entrance Security Lodge. These buildings accommodate the existing school facilities such as dormitories, academic classrooms, rehearsal studios and performance spaces.

1.8 The site lies within the Cathedral Conservation Area and contains a number of listed building as follows: College House and Chetham's Library (Grade I Listed Medieval Buildings), Millgate Building (Grade II Listed), and Vallins Building (Grade II Listed). Along with the Grade I listed Cathedral the site forms an important part of the City Centre's medieval quarter. Part of the outline application site is an excellently preserved example of a late medieval residential complex with some buildings dating from the second half of the 15th century. The Palatine Building dates from the mid 1800's and currently houses the music school, boarding accommodation for young pupils and studio space.

1.9 In addition, there are a number of other important listed buildings adjacent to the application site including Victoria Station (Grade II Listed) and the Triangle (Grade II Listed).

1.10 The site is an important gateway into the city centre for commuters, visitors and tourists arriving at Victoria Station and is a key component of important pedestrian connections between City Centre North / Victoria Station and the city centre core.

1.11 The buildings surrounding the site are characteristically 4 to 5 storeys. The principle exceptions are the MEN Arena, its associated Area Point office tower and Urbis. Within the school the buildings vary in scale from 2 to 6 storeys. The site slopes steeply from north to south and has a maximum fall of 6 metres.

1.12 Historic research has revealed that prior to their demolition in the 1970's, the Walkers Croft Car Park was occupied by large railway office buildings which varied in height from 4-6 storeys. It is assumed that these buildings had 2 storey basements and that the basement walls to Victoria Station Approach and Hunts Bank remain concealed by the banks of fill materials which were put in.

1.13 The Masterplan for Chethams School of Music has been prepared by Stephenson Bell (who are the agents for this application) for the complete school campus with a view to providing the context for future development proposals within the complete school campus.

1.14 The overall aims of the Masterplan for the site are to deliver the erection of a new school building, the demolition of certain unlisted buildings within the site, the demolition of some modern additions and extensions to listed buildings, the redevelopment and refurbishment of existing school buildings, rationalisation of

parking provision and the landscaping of the school grounds

1.15 The site is of considerable historic importance to the City; however the Masterplan and design of the new school building has been carefully developed to ensure that the most significant listed buildings are retained and their settings enhanced.

2. THE APPLICATIONS

2.1 Consent is sought for the following:

- 083013/OO/2007/C1 – Outline Application seeks endorsement of the Strategic Masterplan for Chetham's School of Music along with means of public access to the site to a future visitor attraction, the landscaping of the site of the Palatine Building and the general layout of the courtyard and other areas following the demolition of the structures attached to the listed buildings as detailed in application ref nos. 090222 and 090223.
- 083014/FO/2007/C1 – Full Application seeks consent for the construction of a new school and concert hall building, improvements to existing access facilities, new public access and construction of new bridge linking the atrium within the new school with the existing main entrance lodge adjacent to the school campus entrance on Long Millgate and the closing off of Walkers Croft (pedestrian access gate to Victoria Approach side and pedestrian / vehicular entrance gate to Victoria Street side);
- 083492/CC/2007/C1 - Conservation Area Consent for the Demolition of buildings Nos. 56-78 Victoria Street (Palatine Building), which currently house the music school.
- 090222/LO/2009/C1 – Listed Building Consent - Demolition of modern structures including "lean to" type extension to College House and any associated remedial works.
- 090223/LO/2009/C1 – Listed Building Consent for the demolition of two storey extension (on courtyard elevation) to Millgate Building and associated remedial works.

2.2 Walkers Croft is currently an adopted highway and it is proposed that it would be formally closed and Chetham's School of Music would take sole ownership of this. A number of 'on-street' metered car parking bays would be lost as a result of this.

2.3 Further detail of the individual applications is outlined below:

2.4 New School Building – The proposed new building would provide 11,000 sq m of floorspace and contain the music and academic school, a 400 seat concert hall, a 100 seat recital hall, box office, foyer and associated changing rooms. The building would vary in height from 8 to 10 storeys but due to the topography at various points around the site some of the floors would be below ground level and as a consequence the actual number of visible floors is reduced so that on Victoria Station

approach 8 storeys, are visible at ground level whereas on the Walkers Croft and Hunts Bank elevation only 6 storeys are visible above ground level.

2.5 The building would be constructed from a mixture of brickwork, glazing, concrete columns, metal panels and would follow the triangular shape of the site with rounded corners following the back of pavement line. The building would provide the requisite floor area to fulfil the requirements of the new school brief.

2.6 The development would be expected to achieve a BREEAM rating of 'excellent'.

2.7 The building of the proposed new school would necessitate the removal of 48 trees from the site. However an equal number of replacement trees would be planted within the masterplan site.

2.8 Service access for the new school would be from Walkers Croft via Hunt's Bank and its junction with Victoria Street.

2.9 All school access would be controlled from Long Millgate. There would be a number of public access points to the building but the main public access to the concert hall would be from Hunts Bank. Pedestrian access from the existing school would be via a private footway that will bridge Walkers Croft and connect into the school extension.

2.10 16 Cycle parking would be provided adjacent to the proposed loading bay.

2.11 The existing 45 parking spaces within the surface car park would be reduced to 21 spaces including 2 disabled spaces which would be located around the building perimeter along Walkers Croft. A further 20 spaces would be located within the central courtyard to the existing Chethams campus.

2.12 Vehicle access to new building site will be via a gated entrance located on Walkers Croft.

2.13 Outline Consent - The outline application seeks the endorsement of the Strategic Masterplan for Chetham's School of music along with means of public access to the site to a future visitor attraction, the landscaping of the site of the Palatine Building and the general layout of the courtyard and other areas following the demolition of the structures attached to the listed buildings.

2.14 The overall aims of the Masterplan are to:

- Promote the very best in contemporary architecture;
- To respond positively to the character and essential qualities of the area and create a strong and active street frontage;
- To protect and exploit landmarks and key views, particularly of the Cathedral and medieval buildings;
- To transform Victoria Station Approach and Hunts Bank into an attractive city street and link between Victoria Station and Cathedral Gardens. These routes are to

be enhanced as a pedestrian friendly promenade, which encourages walking and cycling with views overlooking the Cathedral and medieval buildings.

2.15 The proposed landscaped area that would replace the Palatine Building would include the following:

- Creation of a landscaped area from banked earth and sandstone retaining walls to mimic the sandstone outcrop that the building stands on to include soft landscaping and tree planting;
- Creation of a new pedestrian route from Victoria Street into Chetham's;
- Erection of a boundary wall adjacent to Victoria Street.
- Erection of a fence between the Library and Vallins building.

2.16 The proposals would also include the planting of 30 trees within the main campus courtyard.

2.17 Demolition of Palatine Building - The Palatine Building comprises 3 adjoining, 4 storey buildings which were built in 3 separate phases between 1835 and 1845. Prior to their current use by the School of Music the buildings had a variety of uses since their construction including use as a hotel, livery stables, railway offices and shops. The buildings have been altered internally and externally over the years.

2.18 The proposal is to demolish this group of buildings and to make good all connections to the adjacent boundary wall. The proposal includes the retention of the stone faced gable end facing Fennel Street to act as the new gateway and entrance building to Chetham's Library. A contemporary supporting structure will reinforce this façade and create a new gatehouse to provide a managed access point. The demolition would allow for the landscaping of this part of the School and to visually and physically open up the Chetham's complex to Victoria Street.

2.19 In support of the application to demolish the Palatine Building the following justification has been put forward:

- That the building has no historical connection to Chetham's School nor the Cathedral, the most important buildings in the locality.
- That the former architectural interest and distinction of the building has been eroded by the removal of many of the original features and decorative details. Externally parapets, chimneys, eaves details and fenestration have been removed or altered in the 20th Century. Some internal architectural features have survived such as staircases from different periods, some cast iron constructional elements and decorative details such as plaster cornices, but the interior lacks architectural coherence and has been adversely affected by the late 20th century alterations particularly at ground floor level. This has resulted in the loss of most of the original fixtures and fittings such as fireplaces and door joinery.
- That the building suffers from many structural defects;
- That with regard to alternative uses, the vacant buildings would not represent a viable development for any other use and that the quantity of work required to achieve suitable space layouts and to refurbish the building shell to meet current legislation would be exorbitant. The current building configuration would be

totally unacceptable for either commercial or residential uses. The room sizes are generally far too small for any feasible commercial or residential use and the vast majority of the internal walls would require removal to make such uses work. The removal of these walls would mean that effectively the floors would have no support and would require almost complete replacement and that the lateral restraint that is currently provided to the external and separating walls would be lost and would need to be replaced by a steel framed system within the building. Works required to enhance the acoustic separation and energy efficiency would be extensive.

- A Market Appraisal Document has been prepared in support of the demolition following the carrying out of a marketing exercise for the building in compliance with the provisions of paragraph 3.19 (ii) of PPG15 which relates to the demonstration of the adequacy of Efforts to Retain the Building in Use.

2.20 Full details of the making good of all connections to the boundary wall following the demolition of the building are not known at this time and agreement of these would have to form the basis of a condition of any consent granted.

2.21 Further details of the landscaping scheme are being prepared by the architects, although the principles so far considered are based on a response to the importance of this site and its heritage.

2.22 It should also be noted that the scheme would include potential to expose any archaeology from the Roman period.

2.23 College House Demolitions – The lean-to-stone fronted workshops to the College House date from around 1900 and are thought to have been built as a metal workshop for the school which was later converted to an art room. Some features of the medieval building are visible from within the lean-to including part of a chamfered plinth at the base of the garderobe tower. The workshop building was extended in 1922 with a hipped roof. To the east is a boiler house in red sandstone which is thought to be late 19th century and which was altered in 1954. The western end of the building was converted to a 6th form common room in 2000 and incorporated a free standing 20th century shed. Part of the east end is now the estate mangers office. Consent is sought to demolish the structures detailed above. Following the demolitions the area currently occupied by the buildings would be hard landscaped to improve the setting of the north face of the Medieval Building and would include a number of new semi-mature trees.

2.24 In support of the demolitions the following case is made:

- That the structures are considered to be of little significance, and the lean-to buildings in particular are considered to be intrusive and negative features within the site.
- That the demolitions would expose the northern face of the lower portion of the Medieval Building.
- That all existing stonework would be made good and any fixings would be sensitively removed and reinstated to the original architectural expression.

2.25 Full details of the method of demolition and the making good of all connections to the College House are not known at this time and would need to be the subject of conditions in the event of the consent being granted.

2.26 Millgate Building Demolitions - The ground floor of the 2 storey linear building along the east side of the Millgate Building was built in 1952 and was designed to accommodate a playroom, classroom and store. A further storey was added in 1963. The 2 storey building has part of the precinct wall incorporated into it.

2.27 Consent is sought to demolish the structures detailed above. Following the demolitions the area currently occupied by the buildings would be hard landscaped to improve the setting of the boundary wall and Millgate Building and allow tree planting within the courtyard. It is in this area that the 13 additional car parking spaces are proposed.

2.28 In support of the application the following case is made:

- That these additions are considered to be intrusive to the overall significance of the site.
- That all existing connections to the Millgate Building and boundary wall will be made good. All existing services fixed to the boundary wall will be made good.
- That the demolition will expose part of the precinct wall associated with the Grade I Listed medieval building.

2.29 As with the earlier reference to demolitions, the full methodology for the work is not yet known and would need to be the subject of condition.

2.30 In addition to the drawings, the following documents have been submitted in support of the planning application:

- Visual Impact Assessment photomontages
- Waste Management Strategy
- Transport Statement
- Site Investigation Report
- TV and Radio Reception Report
- Crime Impact Assessment
- Breach Assessment
- Energy Strategy
- Sustainability Report
- Sunlight and Daylight Assessment
- Historical and Archaeological Report
- Historic Buildings Addendum
- Palatine Building Financial Appraisal
- Landscape proposals
- Bat Survey
- Noise Assessment Report
- Flood Risk Assessment x 5
- Precedent Study

2.31 It should be noted that the proposals were initially submitted in 2007, however due to a number of issues raised particularly in relation to the design of the new school, the scheme now under consideration has been significantly amended.

3. CONSULTATIONS

Publicity

3.1 The planning application has been advertised as:

- a major development;
- affecting the setting of listed buildings;
- affecting conservation areas;
- affecting a public right of way

3.2 The outline application has been advertised as:

- a major development;
- affecting the setting of listed buildings;
- affecting conservation areas;

3.3 The conservation area consent has been advertised as affecting a conservation area.

Listed building consents

3.4 Millgate Building had been advertised as affecting a listed building.

3.5 College House has been advertised as affecting a listed building

3.6 Site notices have been displayed and occupiers of neighbouring properties have been consulted on each application and one letter of objection to the demolition of the Palatine Building has been received.

3.7 The reasons for the objection are as follows:

- the loss of the buildings would adversely affect the character and appearance of the Cathedral Conservation Area.
- the Cathedral area, in common with most other parts of the City Centre, exhibits many layers of history, each representing the development of the City of Manchester and that it is inappropriate to demolish buildings that represent one of those important layers of history in a vain attempt to create another.
- that whilst there may have been hotels close to Liverpool Road Station, there is little doubt that the hotel in the Palatine Buildings is one of the earliest hotels to be constructed specifically to serve the emerging national railway system.
- that whilst buildings have been much altered on the exterior, but there remains much drawn and photographic evidence to assist in creating a more appropriate appearance than currently exists. The interior is surprisingly intact, both spatially and in detail. The detail, in particular, reveals a unique combination of both Georgian and Victorian design.

- That this building is an important example of the transition between Georgian and Victorian architectural design (the Georgian period is generally considered to end in 1830) and it would be a sad loss to Manchester for architectural, social and historic reasons if the building were to be demolished.
- If views of Chetham's are considered to be appropriate then these might be provided by opening up the ground floor of the retained Palatine Buildings. The ground floor originally contained shops and the elevation at this level has been much interfered with. It would not be inappropriate to open up some of the former shop units, allowing views of, and access to, the rear of Chetham's.
- The demolition of the buildings would destroy that composition of buildings in this part of the City that is created by the variety of building and structure heights and thereby adversely affect the character and appearance of the conservation area.

3.8 Head of Highways Services – formal comments are awaited although it is understood there are no significant issues.

3.9 Head of Regulatory Services (Contaminated Land) – recommends a condition be imposed which requires further investigative procedures and reports be carried out along with a scheme for any necessary remediation measures.

3.10 Head of Regulatory and Enforcement Services - No objections received however they have recommended that conditions be attached to the application for the new school in relation to the acoustic insulation of plant and equipment and refuse storage and disposal.

3.11 GMPTE – recommended a School Travel Plan be produced for the development.

3.12 City Centre Regeneration – Are fully supportive of the proposals.

3.13 Head of Corporate Property – no objections received.

3.14 Cabe – Commenting on the new building think that the scheme has been improved considerably by the reduction in its height and scale, the removal of the undercroft space and the attempts to animate the ground level of the building. They are supportive of the logic behind the roofing over of the courtyard to create a more useable foyer spaces for performances. They are pleased that the exploration of different cladding materials has led to a light coloured long brick format. This could be an elegant solution provided that it is expertly detailed and that high quality materials are chosen. To this end they recommend that any planning approval be subject to appropriate detailed design conditions.

They observe that overall, the amended application goes a long way to answering their previous concerns with the original building design.

3.15 Victorian Society – commenting on the proposed demolition of the Palatine Building object to the proposed demolition and recommend that the application be refused. They state that they have applied to English Heritage to list the building and

urge the City Council to defer the date of the decision until after English Heritage has completed its assessment.

3.16 English Heritage have commented as follows:

- Full Application ref no 083014 – generally supportive of the proposed new school building and concert hall subject to the application being the subject of detailed conditions relating to the need for an extensive archaeological investigation, approval of the details design of the bridge link and details of the proposed materials including the texture, type, size and coursing pattern of the proposed elevational materials.

They do however have significant reservations relating to the clarity of the associated 'strategic masterplan' (Outline application ref no 083013) of which this proposal forms a part. Consequently they state that their support of the new building does not endorse the associated 'strategic masterplan'.

- Outline Application ref no 083013 – While in principle they support the strategic approach to the development of the school site they believe that the application as it currently stands is confusing. As such they are unable to support the application as proposed. In particular they note that the information submitted in respect of the proposed landscaping scheme to the existing campus is lacking in enough detail for them to comment fully. They are particularly concerned about the potential for the proposed landscaping to conflict with the whole aspiration for the site as a medieval attraction and the inclusion of structures such as the proposed MUGA and Bandstand which they feel could be quite intrusive within the courtyard, the lack of detail about this and the potential adverse impact on the setting of the medieval buildings and the character of the courtyard.

They do note that that the architects are working to clarify both the content and status of the 'strategic masterplan' and will comment further on receipt of the additional and amended details.

They recommend that the consideration of this application and the 'strategic masterplan' are deferred until the applicants are able to provide the necessary clarification and amendments to the proposals.

- Conservation Area Consent ref no 083492 – There are reservations regarding both the principle of the demolition of the Palatine Buildings and the adequacy of the supporting information submitted to date, particularly in relation to the details of the proposed landscaping and site access that would be put in place following any demolition of the Palatine Building and. In particular there are concerns about the lack of information to address paragraph 3.19 (ii) or 3.19 (iii) of PPG15. They understand that details of a marketing exercise for the building and the landscaping are to be submitted and will therefore reserve their comments on the appropriateness of the demolition and redevelopment until they have considered the above information.

- Demolition of 'lean to' attached to College Building and 2 storey extension to Millgate Building ref no's 090222 and 090223 – There are concerns about the completeness and ambiguity of the details submitted in support of this application which fails to provide adequate identification of the actual extent of the removal of this structure or any specific analysis of their value. Whilst they support the demolition in principle they strongly suggest that the applicants area required to submit further details to clarify the extent and implications of the proposed works and an indicative programme of remedial works prior to any consent being granted. They have also recommended that conditions are applied to any consent granted to require further assessment by the applicant of the extent of and final methodology for the remedial works.

3.17 Environment Agency – have no objections subject to certain measures contained within the submitted Flood Risk Assessment being a condition of any consent granted.

3.18 Greater Manchester Police – Have no objection subject to the recommendations contained in Part B of the Crime Impact Statement being implemented as part of the scheme.

3.19 Greater Manchester Ecology Group – No objections subject to a condition requiring a bat survey being attached to any consent granted.

3.20 Network Rail – Have no objections to the proposals but have made recommendations about how works adjacent to the railway should take place.

3.21 Greater Manchester Archaeology Unit – Have made the following comments on the proposals:

This is a significant development which will have a long lasting impact on Manchester's historic, medieval core. Whilst GMAU welcomes most of the principals behind the proposals they do have one or two concerns as well.

- One of our main concerns is with the scale and appearance of the proposed new build at Walker's Croft. The design does not appear to complement adjacent historic buildings.
- The removal of the Palatine Buildings will open up the view of the library from Victoria Street, the sense of topography and historic setting will be badly affected by the close proximity and massive scale of the new Walker's Croft building.
- Historically, the most interesting elevation of the historic Chetham's building is the one looking over Walker's Croft and the River Irk (now culverted). Within the elevation are a number of original features including a medieval garderobe (toilet). This façade will be hemmed in and overshadowed by the new development. There needs to be much more use of glass in the new build façade beside the river Irk to reflect the fine historic façade opposite.
- The ground level treatment of the building is worrying too. The proposed blank wall opposite the station façade is oppressive and gives the impression of the building turning its back on its historic neighbours.

- If the Palatine Buildings are to be demolished then this should be preceded by a historic building recording exercise.
- Section 6 of the Matrix Archaeology desk based assessment of the report makes a series of recommendations which GMAU support and which would form the basis of a planning condition should consent be granted.

A condition should be attached to ensure that the results of archaeological investigations, recording and interpretation are fully integrated into the public realm.

3.22 Manchester Conservation Areas and Historic Buildings Panel - The Panel were supportive of the scale and materials proposed for the new building and believed it could form a distinguished new addition to the City. They were disappointed that the masterplan did not show a building at the corner of Long Millgate and Victoria Station Approach and emphasized that, even if the land is outside the control of the applicant, the masterplan should show the aspiration for a building on this site and demonstrate how it could sit in this context. The Panel remained strongly opposed to the loss of the Palatine Building and questioned both the economic and conservation justifications. They feel that it provides a fine and attractive entrance to the City, a strong edge to Victoria Street and protective shield to the precious Chethams buildings. The aspiration to re-create the mediaeval scene of buildings atop a grassy knoll inappropriate especially given the severed relationship with water through the culverting of the Irk and the engineered aspect to the Irwell. The grass bank and blank wall that will be revealed are not characteristic of Deansgate / Victoria Street and the intention to introduce an entrance from this side of Chetham's illogical given that the buildings were designed to provide a defence to the river frontages. It was felt that the retention of the Palatine Building gable to create an entrance creates further confusion being neither an obvious, modern, intervention nor part of the mediaeval complex and not designed for this purpose. Furthermore, it was felt that the visitor experience of entering the courtyard from Victoria Street, contrary to the way the buildings were designed, is likely to be a lesser experience than entering from the current and original entrance. They concluded that for the proposal to be acceptable, the new landscape and view must enhance the character of the conservation area to accord with PPG15 and the Panel did not believe this to be the case.

In terms of the economic justification the Panel accepted that the building is not suitable for music and teaching related uses but that it would lend itself to student accommodation. While this might not be needed now the school should think about its future accommodation needs. The panel welcomed the demolition of the other extensions.

4. ISSUES

National Policy

4.1 Planning Policy Statement 1 (PPS1): Creating Sustainable Communities

PPS1 encourages the promotion of urban and rural regeneration to improve the well-being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities. Policies should promote mixed use developments that create linkages between different uses

and create more vibrant places. The principle of the development is believed to be fully in accordance with PPS1.

4.2 Planning Policy Statement 6 (PPS6): Planning for Town Centres

PPS6 is firmly based on the principles of sustainable development and the need to sustain and enhance the role of City Centres for the benefit of all. Key issues include the need to plan for growth and growing City Centres, to tackle exclusion by ensuring access for all to a wide range of everyday goods and services and to promote sustainable patterns of development and less reliance on the car. The redevelopment of this site within the heart of the conurbation, providing some facilities (concert hall) that would be available to the general public in a highly accessible location would be consistent with PPS6.

4.3 Planning Policy Guidance Note (PPG13): Transport

PPG13 Advocates minimising the need to use the private car and strongly promotes public transport, walking and cycling as alternatives to the private car. It states that by shaping the pattern of development and influencing the location, scale, density, design and mix of land uses, planning can help to reduce the need to travel, reduce the length of journeys and make it safer and easier for people to access jobs, shopping, leisure facilities and services by public transport, walking and cycling. The development is in accordance with PPG13, being in a highly sustainable location.

4.4 Planning Policy Guidance Note 15 (PPG15): Planning and the Historic Environment

PPG15 states that in considering an application for works which affect a listed building there is a need to have special regard to certain matters, including the desirability of preserving the setting of the building. Where a listed building forms an important visual element in a street, it would probably be right to regard any development in the street as being within the setting of the building. A proposed high or bulky building might also affect the setting of a listed building some distance away, or alter views of a historic skyline. The desirability of preserving or enhancing a conservation area should also, be a material consideration in the planning authority's handling of development proposals which are outside the conservation area but would affect its setting, or views into or out of the area. Impact on listed buildings, the Conservation Area and neighbouring listed buildings is considered in more detail in this report.

4.5 Planning Policy Statement 22 (PPS22): Renewable Energy

One of the key principles contained within PPS22 is that development proposals should demonstrate any environmental, economic and social benefits as well as how any environmental and social impacts have been minimised through careful consideration of location, scale, design and other measures. This is considered further in this report.

4.6 Planning Policy Guidance Note 24 (PPG24): Planning and Noise

PPG24 outlines the considerations to be taken into account in determining planning applications both for noise-sensitive developments and for those activities which will generate noise, introduces the concept of noise exposure categories for residential development, encouraging their use and recommending appropriate levels for exposure to different sources of noise and advises on the use of conditions to minimise the impact of noise. For reasons outlined in this report, the development accords with PPG24.

4.7 North West of England Plan, Regional Spatial Strategy (RSS)

The RSS was adopted in September 2008 and replaces the previously published Regional Planning Guidance. The RSS provides a framework for development and investment in the region over the next fifteen to twenty years. There are relevant policies in the RSS related to this proposal. These are as follows:

- Policy DP2 - Promote Sustainable Communities

Which states that sustainable communities should meet the diverse needs of existing and future residents, promote community cohesion and equality and diversity, be sensitive to the environment and contribute to a high quality of life.

- Policy DP3 - Promote Sustainable Economic Development

Which states that sustainable economic growth should be supported and promoted

- Policy DP4 - Make the Best Use of Existing Resources and Infrastructure

Which states that priority should be given to developments in locations consistent with the regional and sub-regional spatial frameworks (Chapter 5) and sub-regional policies (Chapter 10- 13 (10 being relevant to Manchester), which:

1 Build upon existing concentrations of activities and existing infrastructure

2 Do not require major investment in new infrastructure. Where this is unavoidable, development should be appropriately phased to coincide with new infrastructure provision.

And that

Development should accord with the following sequential approach:

- 1 First, using existing buildings (including conversion) within settlements and previously developed land within settlements;
- 2 Second, using other suitable infill opportunities within settlements

3 Third, the development of other land where this is well located in relation to housing, jobs and other services and infrastructure and which complies with the other principles in DP1-9.

- Policy DP5 - Manage Travel Demand; Reduce the Need to Travel, and Increase Accessibility

Which states that development should be located so as to reduce the need to travel, especially by car. Major growth should, as far as possible, be located in urban areas where strategic networks connect and public transport is well provided. All new development should be genuinely accessible by public transport, walking and cycling and priority will be given to locations where such access is already available.

- Policy DP7 - Promote Environmental Quality

Which states that environmental quality (including air, coastal and inland waters) should be protected and enhanced, including by:

- 1 Understanding and respecting the character and distinctiveness of places and landscapes;
- 2 The protection and enhancement of the historic environment;
- 3 Promoting good design in new development and ensuring that development respects its setting taking into account relevant design requirements
- 4 Reclaiming derelict land;
- 5 Maximising opportunity's for the regeneration of derelict or dilapidated areas;

- Policy W6 - Tourism and the Visitor Economy

Which states that proposals and schemes should seek to deliver improved economic growth and quality of life, through sustainable tourism activity in the North West. This should be in line with the principles of Policy W7 and include a focus on the regional centres of Manchester (and others) where tourism is a contributory component of the economy

- MCR1 and MCR2 are the key sub-regional policies that relate to the site. The proposals are generally in accordance with the policy framework set out in these policies.

Unitary Development Plan (UDP)

4.8 The application is considered to be consistent with UDP Policies and in

- R1.1 Regeneration - which encourages regeneration within the Chethams, City Centre North Area.
- E1.1 (Environmental Improvement & Protection - Air Pollution) which seeks to reduce the level of air pollution within the City.,

- E1.4 (Environmental Improvement & Protection - Noise Control) which seeks to control noise levels from new developments.
- E1.5 Energy Conservation - which encourages high standards of energy efficiency in new development.
- E2.7 (Environmental Improvement and Protection) – which seeks to preserve and enhance the setting of buildings of special architectural or historic interest.
- E2.6 Safeguarding the City's Environment - which seeks to prevent wherever possible the loss of trees.
- E3.2 Enhancement of the City's Environment - which seeks to reduce the problem of derelict sites within the City.
- E3.3 'Enhancing the City's Environment' - which seeks to upgrade the appearance of the City's major radial routes and orbital roads.
- E3.5 'Secure Environment' - which encourages creating safer environments for people living in and using the city.
- T2.4 Transport - Which seeks to reduce demand for parking by making other forms of public transport available near to developments.
- RC3 Mixed Uses - which encourages compatible mixed uses within the City Centre;
- RC4 (Environment), which seeks environmental improvements within Conservation Areas within the City Centre and areas of major pedestrian activity.
- RC6 (Tourism) – which seeks to promote the development of tourist attractions within the City Centre.
- RC18 (Pedestrians) which seeks the provision of safe, pleasant and convenient conditions for pedestrians and cyclists at appropriate locations.
- DC9.1 New Commercial and Industrial Development - Access for Disabled People - Which requires development involving the erection of new buildings to meet high standards of accessibility.
- Policy DC16 (Street Landscapes) which seeks the retention of existing trees except where they are shown to be in poor health or are individually of little amenity value or where a satisfactory rebuilding scheme is more desirable.
- DC18.1 Conservation Areas - which states that the Council will seek to preserve and enhance the character and setting of its designated conservation areas.

- DC19.1 Listed Buildings - which states that the Council will seek to preserve or enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity.
- DC20 Archaeology - which states that the Council will give particular careful consideration to development proposals which affect sites of archaeological interest.
- DC26.6 Development and Noise - which states that the development control process will be used to reduce the impact of noise on people living and working in the City and that developments likely to result in unacceptably high levels of noise will not be permitted in residential areas.
- RC20 (Area 1) 'Small Area Proposals' – which seeks to encourage environmental improvement and the enhancement of the character of the Conservation Area and supports the accommodation of any requirements of Chetham's for expansion or additional facilities within the immediate area.

Compliance with the relevant policies within the UDP is evidenced in the following sections of the report.

4.9 Environmental Impact Assessment

The proposal does not in itself fall within Schedules 1 or 2 of the Environmental Impact Assessment Regulations 1999. However, planning applications should not be considered in isolation if they are properly regarded as an integral part of an inevitably more substantial development. In such cases, the need for an EIA must be considered in respect of the total development. Therefore, as these proposals are part of the wider regeneration of the Victoria Station / Chetham's Area a Screening Opinion has been carried out on this application. The Opinion concluded that the proposal would have environmental impacts however, these are local in nature and an EIA is not required in this case.

4.10 The Scheme's contribution to regeneration

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

The proposals contained within these applications are important components of the wider regeneration of City Centre North and would contribute toward encouraging implementation of key regeneration projects including Victoria Station, the Co-op Masterplan and the Ramada Complex. The proposals would contribute to the objectives of the City Centre Strategic Plan 2008-2012 which aims to transform the northern part of the City Centre to create a new gateway destination.

The Chetham's Masterplan is complementary to the wider regeneration of the city centre, and in particular would strengthen the attractiveness of the Victoria Station area and the City's medieval quarter.

4.11 New Buildings - Urban Design, Visual Impact and Architectural Quality - One of the main issues to consider in assessing this proposal is whether the new school is an appropriate building for this site. In order to assess this, the proposal has been thoroughly assessed against UDP Policies, PPG 15 (paragraphs 5.3.1 and 5.7.0) and the criteria as set out in the CABE publication 'By Design'

Design Issues and Architectural Quality of the Building

4.12 The factors that are of most importance in this respect are the buildings scale, form, massing, proportion and silhouette, facing materials and relationship to other structures.

4.13 The mass of the building has been designed so as to reduce its impact on the medieval buildings whilst providing the requisite floor area to fulfil the accommodation requirements of the new school. The roofscape would terrace away from the medieval College House and Chetham's Library rising to a focal point adjacent to Victoria Station.

4.14 The mass and height of the building responds to the variation in height and massing of the surrounding buildings from the smaller medieval buildings of Chetham's to the larger scale structures of Victoria Station, the MEN Arena, Urbis and Manchester Cathedral.

4.15 The new school would follow the established building line to give definition to and reinforce the streetscape. In responding to all of its immediate neighbours, the proposed building is considered to be a sympathetic design solution which would give rise to an interesting and varied skyline.

4.16 The architectural quality of the scheme, is considered to be very high. A condition requiring samples of materials should be attached to ensure their quality.

4.17 It is noted that the amount of activity at ground floor level is largely limited to the Hunts Bank and Victoria approach elevations. Whilst the architects have sought to maximise the amount of glazing at ground floor level a number of factors relating to the space and logistical requirements of the school along with the particular topography of the site have influenced the layout and consequently the elevational treatment of the building. In addition, consideration was required given the above factors as to how the required accommodation could be provided within a building of a scale and mass that responded appropriately to its context, in particular the adjacent Grade 1 listed medieval building. In essence, there is no space on the site to provide any more active frontage other than is currently shown without impacting on the overall height of the building closest to the medieval building.

4.18 Notwithstanding the above the building through its use as a school and concert venue would add to street level activity in the area and it is felt that the

robustness and high quality of its design is such that it would make a positive contribution to this part of the City Centre.

Impact of New Building on Conservation Area and Listed Buildings

4.19 The site is located in an area of the City Centre which has a number of Grade II, II* and I listed buildings of various ages, types and sizes, including some immediately adjacent to the site. Given the proximity of these buildings it is likely that their setting would be affected by the proposed building and it is therefore necessary to consider the impact that the proposal would have on the settings of listed buildings and on the conservation area.

4.20 The proposed building would be prominent when viewed from within the immediate streetscape of the Conservation Area, particularly along the main roads which align the site, such as Victoria Street and Hunts Banks.

4.21 However, it is considered that the existing buildings of the conservation area would by their very nature retain their own distinctive and unique character and would not be dominated or adversely affected by the new building.

4.22 The design quality, form and location of the proposed building would reinstate key characteristics of the conservation area such as street edge, the strong vertical emphasis, the dense urban grain, the street hierarchy and the sense of scale.

4.23 In view of the above it is considered that whilst the proposed new school building would have an impact on the Cathedral Conservation Area, this would be a positive impact and one which would enhance the character of the area.

4.24 Additionally it is considered that the proposed new school building acknowledges the historic environment, and as such would preserve and enhance the character and appearance of the Conservation Area and the historic setting of adjacent listed buildings.

Demolition of Structures attached to Millgate Building and College House and impact on Character of Listed Buildings and Conservation Area

4.25 The 2 storey extension on the Millgate Building and the modern structures attached to and within the curtilage of the College House are modern additions to these historic buildings which are considered to be of little architectural or historical merit. In view of this these structures are considered to detract from the setting and architectural quality of the listed buildings.

4.26 The demolitions at the College House and subsequent hard landscaping would significantly improve the setting of the north face of the Medieval Building. In terms of the Millgate Building the exposure of the boundary wall would reinforce its connection to the architectural character of the Medieval Building and provide it with a better setting and entrance.

4.27 In view of the above and subject to further details about the method of demolition and necessary remedial works such as making good of connections to the

buildings and adjacent structures following demolition, (which will be a condition of any consent granted) it is considered that that the demolitions would have a positive impact on the historic and architectural fabric and character of the listed buildings and the character of the Cathedral Conservation Area.

Demolition of Palatine Building and impact on Character of Listed Buildings and Conservation Area (PPG15)

4.28 This is one of the key issues arising from the proposals for the site. S 72 Listed Buildings and Conservation Areas Act 1990 requires the local planning authority to pay special attention to the desirability of preserving or enhancing the character of the area when considering this proposal. The key issue with regard to the conservation area consent application is whether in view of the fact that the Palatine Building lies within the Cathedral Street Conservation Area, a case can be made to justify its demolition.

4.29 PPG15 states that the decision to demolish buildings in a conservation area should be assessed against the same criteria as those used for the demolition of listed buildings.

4.30 Proposals for the demolition of a building within a conservation area should only be granted where it can be shown that a building is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the character of the area.

4.31 PPG15 sets out a number of tests against which such proposals should be considered and the consideration of these is set out below:

Merits of the Existing Building and its Contribution to the Conservation Area

4.32 In urban design terms the Palatine Building has townscape value and relates positively to Victoria Street and the railway station and river bridges. However the building has a negative relationship with Chetham's where the almost blind brick rear wall dominates the courtyard and smaller scale Grade 1 and Grade II listed buildings and in addition it has an awkward relationship with the western medieval boundary wall of Chetham's and largely obscures this.

4.33 The building is of local interest for its association with Victoria Station and with the early 19th century street improvements in the area and reflects the early 19th century commercial function of the area. The building itself is considered to have modest architectural value in the conservation area.

4.34 The building is not listed but the site holds an important position within the Conservation Area, being seen in views from a number of nearby streets. Apart from the principle front elevation, which is considered to be of limited quality, the building consists of utilitarian structures of no architectural merit. Over the years the building has undergone numerous changes and alterations to the interior and exterior in order to meet the changing requirements of its users and many of the features, which would have given the building its particular character and significance, have been removed. As a consequence the buildings exterior and interiors have little original

material of significance. The gable end to the south building is one of the few remaining external features of the building that is considered to be of any merit and it is noted that this would be retained as part of the landscaping proposals forming part of the new entrance route to the Chetham's site

4.35 Whilst it is acknowledged that the building has some historic interest due to its association with mid 19th Century railway development, the extent of the 20th century alterations has significantly eroded this. In view of the above its historic interest is not considered to be sufficient to outweigh its relatively low aesthetic value. The building is not considered to have any group value with Chetham's as the building was developed for a purpose unrelated to Chetham's and does not have a positive visual or historical association with the nationally important buildings on the Site.

4.36 The demolition of the Palatine Building would remove all the buildings that currently enclose the east side of Victoria Street between Fennel Street and Hunts Bank Approach. This would affect views along the street creating a sense of openness in contrast to the existing tight streetscape on the east side of the road. The loss of the buildings associated with the railway development would have some impact on the mid 19th century character of this part of the city, however it would have the key benefit that the site of the School of Music would be revealed, together with the western boundary wall. This would enhance the setting of the Grade I listed buildings and the medieval character of this part of the conservation area and enable a stronger visual relationship to be established between the Cathedral and Chetham's.

Adequacy of Efforts to Retain the Building in Use

4.37 The freehold of the Palatine building has been marketed over a period of 6 months commencing in January this year on the basis of a strategy agreed with English Heritage. The purpose of this was to specifically evidence that real efforts have been made to find a compatible alternative use for the building. During that time other than one non compliant bid there were no credible offers made on the building and limited credible interest for a compatible alternative use. There was low interest in initial viewings with 13 conducted in total and no desire or demand for a second viewing from any of the parties who viewed the building initially.

4.38 The opportunity has been widely advertised in the national property press and locally via the Manchester Evening News. In addition Manchester – based agents have been actively notified of the opportunity who in turn will have informed their clients of the availability of the building.

4.39 In view of the above it is believed that all efforts have been made to demonstrate compliance with the provisions of paragraph 3.19 (ii) of PPG15.

Benefits of the Proposed Redevelopment of the Site/ Design Issues

4.40 The Palatine Building currently conceals views towards the medieval building. One of the key benefits of the demolition of the building is considered to be the opening up of these views along with the creation of a new public access to Chetham's Library from Victoria Street. A contemporary supporting structure would

reinforce the retained façade and create a new gatehouse reinforcing the retention of the old whilst expression a new contemporary insertion.

4.41 The proposed demolition along with the other proposed demolitions within the site as detailed above would also result in the reinstatement of the medieval building to its pre-1950's state exposed to mimic the original sandstone outcrop overlooking the confluence of River Irwell and River Irk. This would reinforce the original connection the building had as a College of Priests to Manchester Cathedral. The medieval building contains Chetham's library; the oldest library in the English speaking world and the new public route would provide direct access to this. The proposals would serve to unite the campus with the wider context of the City Centre.

Public Realm / Landscaping.

4.42 Whilst the full details of the landscaping works to the main campus and central courtyard are not known at this time (as consent is only sought at this stage for the landscaping of the site of the Palatine Building and remedial landscaping works following the proposed demolitions) the overall intention of the scheme is to significantly improve the public realm in this part of the City particularly adjacent to Victoria Street and through the proposed new access to a visitor attraction within Chetham's. It is envisaged that Victoria Street would become a more inviting public space.

4.43 The proposed landscaping scheme has been conceived as a continuation and expansion of the existing civic realm of Cathedral Gardens. The demolition of the Palatine Building would reinstate the connection of Chetham's with the medieval building and the city both visually and physically.

4.44 Additionally the proposed public realm works would introduce new trees on site to replace those lost from the site of the proposed new school.

Removal of Trees

4.45 The Landscape Report submitted with the application contains a report on the merits of the 48 trees currently on the application site for the new school building. This concludes that 4 are in a poor condition and require immediate removal, 9 are in a moderate condition and the remaining 37 are in a good condition.

4.46 The scheme submitted to date for the landscaping of the wider site (outline application) shows 48 replacement trees being planted and it is anticipated that as further details of the landscaping of the wider site develops more trees would be included.

4.47 Whilst the visual amenity provided by the trees on the site is appreciable the existing trees are London Plane trees which probably have another 15-20 years life remaining. As individual trees they are considered to be poor specimens but it is acknowledged that as a group they have much higher amenity value. However it should be noted that the existing site is a poor space within the City and is not a public amenity space, it is also noted that the Small Area Proposals for this part of the City identify the car park as a potential area for expansion of the School of Music. It is

considered that the reinstatement of trees around the school site together with substantial soft landscaping would make a significant long term contribution to the quality of the public realm and amenity of the area.

Access

4.48 The proposed building and landscaped area will have level access throughout.

4.49 The proposals will deliver improved access to the publicly accessible areas of the complex such as the library and the brand new auditorium.

Noise and Impact on Amenity

4.50 It is inevitable with any major development that there would be some disturbance caused to those nearby during the site demolition and construction phase; this disruption is considered a localised phenomenon and is temporary in nature.

4.51 With regard to the proposed use on the site and potential noise, it is considered that subject to compliance with appropriate conditions that will be attached to any consent granted, the building can be suitably insulated to prevent any significant break out of noise, this would also prevent unacceptable noise transference between the different uses within the building and disturbance or noise break out and to prevent occupiers of the building being disturbed from external noise sources.

4.52 Conditions are also recommended to ensure that there is no disamenity to residents and other building occupiers through noise generated by the development.

Safety and security

4.53 The proposal will bring significantly more activity into this area and would create opportunities for natural surveillance of the streets around the site. Greater Manchester Police have been involved in significant pre-application discussions and have provided a Crime Impact Assessment, which has influenced the development of the proposals. Greater Manchester Police have raised no objections to the proposals and it is expected to achieve Secured By Design accreditation.

Transport Issues / Relationship to Transport Infrastructure

4.54 The site is well served by a variety of sustainable modes of transport. It is well served by public transport given its close proximity to Victoria Station and the Transport Interchange at Shudehill. The potential for travel by foot and cycle to and from the site is high, with a wide variety of important destinations situated within an acceptable walk or cycle distance of the site. Cycle parking facilities for 16 cycles would be provided within the proposed building.

4.55 As part of the Transport Assessment which was carried out as part of this planning application, full consideration has been given to the potential impact upon transport infrastructure. The assessment demonstrates that any increase in parking

demand can be met by the new and existing parking provision at the main school and by the three public car parks nearby. It also shows that service vehicles will be able to enter and leave the site in a forward gear.

4.56 Refuse storage, including a dedicated area for recyclable materials, would be contained within the building and refuse collection and servicing would take place from Walkers Croft.

Sustainability

4.57 The new school development would be expected to achieve a BREEAM rating of excellent. An Environmental Strategy document has been submitted with the application which seeks to outline the sustainability principles that will be implemented at all phases of the project including the demolitions, construction and operation of the site and the implementation of the measures detailed in that report which include the use of low and zero carbon technologies, energy efficiency measures, water conservation measures and building materials which have minimal adverse impacts on the environment.

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

Archaeological issues

4.59 A Desk Based Archaeological Assessment has been submitted with the application. A requirement to carry out surveys of the basement areas would be recommended as a condition of any consent granted.

Ground Contamination Issues

4.60 A Desk Based environmental assessment of the application site was undertaken to assess any environmental considerations with respect to ground conditions on the site. The assessment revealed that there is a need for a more intrusive site investigation (geotechnical and environmental) once the buildings on the site have been demolished and it is recommended that a condition be attached to any approval requiring these investigations and an agreed programme of remediation works to be undertaken prior to the commencement of development.

Potential impact on TV reception

4.61 The applicant has submitted a report that states that television reception is unlikely to be affected by the development. A condition attached to any consent granted will ensure that any appropriate measures to minimise impact on TV signals are undertaken by the developers. It is considered therefore that, with appropriate mitigation measures the proposals would not have a significant detrimental impact on the local environment.

Response to English Heritage and other representations.

4.62 The majority of the comments made have been discussed within the report.

4.63 Additional information has been provided to English Heritage to support the proposals. Although their formal comments are not yet available, it is anticipated that the concerns raised will be largely overcome. The application has also been amended (detailed landscaping proposals to central courtyard would be a reserved matter on the outline application) to allow further discussion of those elements at a future date.

4.64 In terms of the comments of the Victorian Society the Panel and objector, these have been noted and duly considered, as is the request that has been made for the 'spot listing' of the building. It is important to note however that the building is not listed, (although it is acknowledged that the building does have some worthy qualities) and it is not believed it retains significant architectural or historic interest. A key issue however, as noted in 4.36, is striking a balance between this and the benefits that the proposed scheme would bring to this location and the City Centre generally. If the building is 'spot listed' before demolition has commenced, it would be necessary for listed building consent to be sought.

4.65 In terms of GMAU's comments conditions relating to the need for archaeological surveys would be attached to any consent granted

4.66 After careful consideration of this matter it is felt that subject to agreement of the final details of the proposed landscaping to the Palatine Building site (which is anticipated prior to Committee) the tests outlined in PPG15 will have been met and as such that the buildings demolition is acceptable.

4.67 **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.

4.68 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.

5. CONCLUSION

5.1 The Council has taken the environmental information (as defined in the Environmental Impact Assessment regulations) into consideration and the proposal is in accordance with all relevant UDP policies.

5.2 The proposals would ensure the continuation of Chetham's reputation as a world class music education institution by providing significantly enhanced teaching, rehearsal and performance facilities for its students and as such would be of benefit to the City and the continued regeneration of this part of the city centre.

5.3 It is believed the proposals have been carefully developed to meet the criteria of providing the school with the accommodation it desperately needs but also to give the Medieval Library and other elements of the school the prominence and public accessibility it requires. The proposals however, are not just about a new school and a library but also about the well-being of unique and world class educational institutions and outstanding historic buildings which are key to the ongoing cultural and tourist development and regeneration of the City.

5.4 In terms of the proposed demolitions it is considered that subject to further discussions about the acceptability of the proposed landscaping scheme on the Palatine Building site that the proposals subject to compliance with the conditions outlined below are consistent with the relevant tests set out PPG 15 (Planning and the Historic Environment).

6. RECOMMENDATION

6.1 The following recommendations are therefore made, that the Committee:

Be minded to approve application ref no **083013/OO/2007/C1** subject to the revised plans showing the layout of the central courtyard and the landscaping to the Palatine Building being acceptable and subject to the conditions below:

Approve application ref no **083014/FO/2007/C1** subject to the conditions below:

Be minded to approve application ref no **083016/CC/2007/C1** subject to the revised plans showing the landscaping to the Palatine Building being acceptable and subject the conditions below:

Be minded to approve application ref no **090222/LO/2009/C1** subject to the conditions below and referral of the application to the Secretary of State

Be minded to approve application ref no **090223/LO/2009/C1** subject to the conditions below and referral of the application to the Secretary of State

On the basis that the proposals subject to compliance with the conditions below is consistent with the City Council's Unitary Development Plan, in particular policies R1.1 Regeneration , E1.1 (Environmental Improvement & Protection - Air Pollution), E1.4 (Environmental Improvement & Protection - Noise Control), E1.5 'Energy conservation', E2.6 'Safeguarding the City's Environment', E2.7 (Environmental Improvement and Protection), E3.2, E3.3 and E3.5 Enhancement of the City's Environment, T2.4 Transport, RC3 'Mixed uses', RC4 (Environment), RC6 (Tourism), RC18 (Pedestrians), DC9.1 New Commercial and Industrial Development - Access for Disabled People, Policy DC16 (Street Landscapes), DC18.1 'Conservation Areas', DC19.1 'Listed Buildings' , DC20 Archaeology, DC26.6 Development and Noise and RC20 (Area 1) 'Small Area Proposals' in they would contribute to the regeneration and an improved environment in this part of the City Centre, contribute

to Chetham's value as a tourist attraction, would be of a high standard of design and make a positive contribution towards improving the City's Environment; 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 not result in the unnecessary loss of trees of amenity value, in that the development would make the area more safe and attractive would be compatible with the mix of uses in the area, would increase activity in the area during the day and night, would provide full access for disabled people, would not be subject to conditions relating to the acoustic insulation of the premises and the hours of operation cause disamenity to nearby residents, would not have an adverse impact on the character and fabric or setting of the Cathedral conservation area or listed buildings in or adjacent to the application sites. Would be subject to conditions allow the archaeological interest of the site to be investigated.

083013/F0/2007/C1

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:

(a) al(05) 002 Rev B, 261 Rev C, 262 Rev C, 263 Rev C, 264 Rev C, 265 Rev C, 266 Rev C, 267 Rev C, 268 Rev C, 269 Rev C, 270 Rev C, 271 Rev C, 280 Rev C, 281 Rev C, 282 Rev C, 283 Rev C, 284 Rev B, 285 Rev B, 300 Rev d, 301 Rev d, 302 Rev d, 303 Rev c, 304 Rev c, 305, Rev d, 350 Rev B and 351 Rev B;

(b) al(05)650 Rev B and 651 Rev B;

(c) 851 al(05)340, 341 and 342

(d) Recommendations contained and acoustic standards specified in in Arup Acoustics Report dated March 2007; and

(e) planit Tree Removal and Proposed Mitigation document dated 29.06.09

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) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least achieve a Building Research Establishment Environmental Assessment Methodology (BREEAM) rating of at least 'very good'. A post construction review

certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

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.

4) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment 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) 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 shall be carried out, before the development commences and 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 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 the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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 PPS23.

5) No development shall commence until the following have been submitted to and approved in writing by the City Council as local planning authority:

(a) A desk based archaeological assessment of the site;

- (b) A scheme for digging archaeological trial trenches on site (including timetables and particulars of the persons supervising the digging);
(c) A scheme for investigating, evaluating and archiving any finds and for publishing details thereof (including timetables and particulars of the persons who will carry out said tasks).

The schemes approved under (b) and (c) above shall be implemented in accordance with the timetables contained therein and no development shall take place on site until written confirmation of completion of the said schemes has been received by the City Council, unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to Policy DC20.1 of the Unitary Development Plan for the City of Manchester and guidance in PPG16.

- 6) The details of an emergency telephone contact number for the construction company 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.

- 7) No loading or unloading shall be carried out on the site outside the hours of 07.30 to 20.00 Monday to Saturday and 10.00 to 18.00 Sundays daily.

Reason - In order to protect the amenity of local residents and in accordance with Policy H2.2 in accordance with the Unitary Development plan for the City of Manchester.

- 8) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development 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, as specified in policy H2.2, DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

- 9) Before first occupation of the development 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.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy H2.2 of the Manchester Unitary Development Plan.

10) No development shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been 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 situ whilst the use or development is in operation.

Reason - H2.2

11) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

Reason - To reduce the risk of crime pursuant to Policy E3.5 of the Unitary Development Plan of the City of Manchester and to reflect the guidance contained in Planning Policy Statement "Delivering Sustainable Development".

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

Reason - In the interest of pedestrian and highway safety, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

13) 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) 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 Independent Television Commission, and shall include an assessment of the survey results obtained.

(c) Assess the impact of the development on television signal reception within the potential impact area identified in 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.

14) Details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building shall be submitted to and approved in writing by the City Council as the local planning authority. Any works approved shall be implemented in full within six months, or as otherwise agreed in writing by the local planning authority, of any part of the development first being occupied.

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes and in accordance with policy H2.2 of the Unitary Development Plan for the City of Manchester.

15) Details of a School Travel Plan with the objective of helping to maximise the benefits of the sites good public transport accessibility; and including particulars of its implementation and monitoring of effectiveness and how measures to improve effectiveness shall be implemented shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the development. For so long as the use is in operation the local planning authority shall be provided with such information as specified in the Travel Plan and all measures that are identified that can improve the effectiveness of the Travel Plan shall be adopted and implemented within a timescale agreed in writing by the local planning authority.

Reason - 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.

16) No part of the development shall be occupied until space and facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with Policies T3.1, T3.6 and T3.7 of the Unitary Development Plan for the City of Manchester.

17) The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) prepared by Enviros Consulting Ltd. Ref DR0160082 dated May 2009 and the following mitigation measures detailed within the FRA:

1. Windows are set no lower than 28.67m above Ordnance Datum (AOD).
2. Identification and provision of safe route(s) into and out of the site to an appropriate safe haven and emergency evacuation plan.
3. Limiting the surface water run-off so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

Reason - To reduce the risk of flooding to the proposed development and future occupants, as the buildings are adjacent to an area at risk of flooding, to ensure safe access and egress from and to the site, to prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site and pursuant to policy DC21.1 in the Unitary Development Plan for the City of Manchester, and the principles contained within Planning Policy Statement 25.

18) The applicant will devise a scheme for the display of archaeological remains commemorating the history and archaeology of the site, the details to be agreed with Manchester Planning Authority.'

Reason: to commemorate the history of the site and provide an educational and community amenity and pursuant to Policy DC20.1 of the Unitary Development Plan for the City of Manchester and guidance in PPG16. - INCLUDE?

083014/OO/2007/C1

1) Applications for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission. The development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matters to be approved.

Reason - Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2) No development shall commence until a hard and soft landscaping treatment scheme for the central courtyard to the School of music has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is

removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise agree in writing by the City Council as local planning authority.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policy DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

3) Approval of the details of the appearance, landscaping of the central courtyard and scale (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Plans and particulars of the reserved matters shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason - To ensure the satisfactory development of the site and because this application is in outline only.

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

Reason - In the interest of pedestrian and highway safety, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

5) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment 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) 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 shall be carried out, before the development commences and 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 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 the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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 PPS23.

6) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with Policies 2.4 and 2.6 of the Unitary Development Plan for the City of Manchester.

7) No development shall commence until final details of the proposed contemporary supporting structure to the retained gable end has been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that a satisfactory development that respects the character and visual amenities of the area, in accordance with policy DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

083492/CC/2007/C1

1) The works to which this consent relates must be begun not later than the expiration of three years beginning with the date of this consent.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as applied and modified in relation to buildings in conservation areas.

2) Unless otherwise agreed in writing the demolition hereby permitted shall not be undertaken until details of a programme of archaeological investigations have been agreed and before a contract for the carrying out of the subsequent landscaping works for the redevelopment of the site has been made, and planning permission has been granted for the redevelopment for which the contract provides, and evidence of that contract has been supplied to the City Council as local planning authority.

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building pursuant to policy DC18 of the Unitary Development Plan for the City of Manchester.

3) The demolition hereby approved subject to compliance with condition 2 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:

(a) Photos relating to demolition of the Palatine Building in Conservation Area Consent and Listed Building Consent descriptions or remedial works required as a result of removals document stamped as received on 8th Jul 2009.

(b) Details of proposed extent and methodology of post-demolition remedial works for the Palatine Building contained in the Conservation Area Consent and Listed Building Consent descriptions of remedial works required as a result of removals document stamped as received on 8th Jul 2009.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy DC18 and DC19.1; of the Manchester Unitary Development Plan.

4) Unless otherwise approved in writing before development commences full details of the following shall be submitted to and approved in writing by the City Council as local planning authority:

(a) A method statement for the proposed demolitions; and

(b) A method statement detailing the necessary remedial works required to the building following the demolitions.

Reason - To improve the appearance of the building in the interests of visual amenity and because proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and in accordance with Policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Conditions 090222/LO/2009/C1

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

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

2) The 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:

(a) drawings (05) 660 Rev A - 30/04/09, 663 Rev B - 30/04/09 and 504;

(b) planit Tree Removal and Proposed Mitigation document dated 29.06.09

(c) Photos relating to extensions to the medieval building in Conservation Area Consent and Listed Building Consent descriptions of remedial works required as a result of removals document stamped as received on 8th Jul 2009.

(d) Details of proposed extent and methodology of post-demolition remedial works to the Medieval Building as detailed in the Conservation Area Consent and Listed Building Consent descriptions of remedial works required as a result of removals document stamped as received on 8th Jul 2009.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy DC18 and DC19.1 of the Manchester Unitary Development Plan.

3) Unless otherwise approved in writing before development commences full details of the following shall be submitted to and approved in writing by the City Council as local planning authority:

(a) A method statement for the proposed demolitions; and

(b) A method statement detailing the necessary remedial works required to the building following the demolitions.

Reason - To improve the appearance of the building in the interests of visual amenity and because proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and

in accordance with Policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) No development shall commence until details of the hard and soft landscaping treatment scheme proposed following the demolitions and as shown in the Conservation Area Consent and Listed Building Consent descriptions of remedial works (Medieval Building) required as a result of removals document stamped as received on 8th Jul 2009 has been submitted to and approved in writing by the City Council as local planning authority.

The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, 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 that respects the character and visual amenities of the area, in accordance with policy DC19.1; of the Unitary Development Plan for the City of Manchester.

090223/LO/2009/C1

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

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

2) The 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:

(a) dwg al (05) 660 Rev A - 30/04/09, 661 Rev B - 30/04/09 and 506;

(b) planit Tree Removal and Proposed Mitigation document dated 29.06.09

(c) Photos relating to extensions to the Millgate Building in Conservation Area Consent and Listed Building Consent descriptions or remedial works required as a result of removals document stamped as received on 8th Jul 2009.

(d) Details of proposed extent and methodology of post-demolition remedial works for the Millgate Building contained in the Conservation Area Consent and Listed Building Consent descriptions of remedial works required as a result of removals document stamped as received on 8th Jul 2009.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy DC18 and DC19.1; of the Manchester Unitary Development Plan.

3) Unless otherwise approved in writing before development commences full details of the following shall be submitted to and approved in writing by the City Council as local planning authority:

(a) A method statement for the proposed demolitions; and

(b) A method statement detailing the necessary remedial works required to the building following the demolitions.

Reason - To improve the appearance of the building in the interests of visual amenity and because proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and in accordance with Policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) No development shall commence until details of the hard and soft landscaping treatment scheme proposed following the demolitions and as shown in the Conservation Area Consent and Listed Building Consent descriptions of remedial works (Millgate Building) required as a result of removals document stamped as received on 8th Jul 2009 has been submitted to and approved in writing by the City Council as local planning authority.

The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, 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 that respects the character and visual amenities of the area, in accordance with policy DC19.1; of the Unitary Development Plan for the City of Manchester.

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: 083013/00/2007/C1, 083014/FO/2007/C1, , 083492/CC/2007/C1, 090222/LO/2009/C1, 090223/LO/2009/C1 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.

Equal Opportunities

The proposal will make the site and its development directly accessible to all members of the public, including those with mobility impairments.

Environmental Improvements

The proposal will bring a significant improvement to the appearance of this site and the area generally.

Employment Implications

The proposal will create jobs during construction and on occupation a number of jobs will be created.

HEAD OF PLANNING