

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143842/NMC/2025

Date registered valid: 28 August 2025

Proposal: Non-material amendment to planning permission 142151/FO/2025 to allow for slight relocation of approved plant unit

Address: Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB

Ward(s): Deansgate Ward

Applicant: Zurich Insurance

Agent (if any): Don Murphy Paul Butler Associates

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 08/09/2025

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the roof of the Grade II listed Freetrade Exchange, formerly known as Harvester House. The application property is a former merchant's warehouse, with a drinking establishment use approved at ground floor (Sui Generis), a restaurant use situated within its basement (Class E(b)) and its upper floors lying in office uses. The upper floors of the Freetrade Exchange were subject to low occupancy rates but are now undergoing multiple fitouts to allow for new office occupiers at the ground, first and fourth floor. The application property is bound by Peter Street, Southmill Street and Bootle Street. The property itself dates from the mid-19th century and is completed in sandstone. Its front elevation features a contemporary powder coated modern metal entrance on the property's south-western corner, with a traditional style timber door on its south-eastern corner. Where the property's western facing side elevation extends beyond the front elevation of no35 Peter Street it features a rendered mount at ground floor. The property's roof is home to a modern roof extension, PV panels and external plant situated on the roof are predominantly situated on its western half. There is a live planning permission and listed building consent that would see the installation of an additional condenser unit to the property's roof (Permissions 142151/FO/2025 & 143546/LO/2025).

Listed building: Grade II

Conservation area: Deansgate Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the heart of the City Centre, with St Peter's Square lying under 175m away from the application site to the east. Peter Street is characterised by a high number of historic listed buildings in various commercial uses, this includes the Grade II listed Lancashire

House, Royale Club, and Albert Memorial, as well as the Grade II* listed Free Trade Hall that lies opposite the application site. The application site lies within the Deansgate Conservation Area and lies adjacent to the St Peters Conservation Area. More modern development lies to the south-west of the application site in the form of Petersfield House at no35 Peter Street, Great Northern Square and no36 Peter Street.

Description of development

The proposal seeks a non-material amendment to planning permission 142151/FO/2025 to allow for the relocation of the approved condenser unit.

The proposed amendment would see the condenser unit relocated further to the south-west corner of the property so that it sits closer to the majority of the property's rooftop plant.

Planning History

A high number of applications are on record for the application site, the most relevant of which are shown below:

142152/LO/2025 - Listed building consent for installation of 1no condenser to roof – Approved April 2025.

142151/FO/2025 - Installation of 1no condenser unit to roof – Approved April 2025.

141553/LO/2024 - LISTED BUILDING CONSENT for the installation of internal partitions and alterations at fourth floor level – Approved January 2025.

140712/LO/2024 - LISTED BUILDING CONSENT for the installation of internal partitions and alterations at ground and first floor levels – Approved October 2024.

137821/LO/2023 - Listed Building Consent for internal works comprising of installation of kitchen, extract equipment and internal partitions, and external works for the replacement of glazed entrance with timber door, removal and replacement of feature lamps to entrance and installation of new plant to roof – Approved April 2024.

137820/FO/2023 - Creation of restaurant use at lower ground floor (Class E(b)) and external alterations comprising of removal of glazed entrance, installation of timber door replacement, replacement of external feature lamps, addition of menu boards, and new plant equipment to roof – Approved April 2024.

Consultations & Notification Responses

Not applicable.

Issues

The proposed alterations would see the relocation of the previously approved condenser unit 6.2m to south-west of its previously approved location. This relocation would lead to the condenser unit being sited closer to that of other more significant plant atop the property's roof. It is considered its relocation would not lead to the condenser unit to be anymore visible than that

of its previously approved location and it is not considered to be located so far away as to warrant the testing and submission of a new noise impact assessment. On this basis the proposed change is considered to be acceptable and is considered to be non-material in nature. The application is therefore recommended for approval.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Conditions to be attached to decision for approval

1) The proposed seeks to amend condition 2 (Specified Plans) in order to allow for the relocation of the previously approved condenser unit.

2) New Plans

- o Covering Letter (Prepared by Paul Butler Associates; Dated 27/08/2025)
- o N32350_703_A: Elevations As Proposed

All stamped as received by the City Council as Local Planning Authority on the 28/08/2025.

2) Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Deansgate Conservation Area 1985

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL