MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143837/JO/2025
Date registered valid:	28 August 2025
Proposal:	Variation of condition 2 (approved Dwgs) attached to Listed Building Consent referenced 142152/LO/2025 to amend location of air conditioning units
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: 01/10/2025

Application details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit:

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 3 September 2025 Expired: 24 September 2025

Site notice
Posted: 8 September 2025 Expired: 29 September 2025

Press advert
Published: 9 September 2025 Expired: 30 September 2025

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 application seeks to vary condition 2 (Specified Plans) of listed building consent 142152/LO/2025 to allow for the relocation of an 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:

CDN/25/0889 - Discharge of Condition 3 (Acoustics) attached to Planning Permission 142151/FO/2025 – Application pending consideration.

143842/NMC/2025 - Non-material amendment to planning permission 142151/FO/2025 to allow for slight relocation of approved plant unit – Approved September 2025.

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

Publicity – A site notice and press notice were issued. Neighbouring properties were also notified of the development by letter. No responses were received.

Policy

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:
- Policy JP-Strat1 – Core Growth Area
- Policy JP-Strat2 – City Centre
- Policy JP-P2 – Heritage

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy SP1 – Spatial Principles
- Policy EC2 – Existing Employment Space
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:
- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)
- Chapter 16 – Conserving the Historic Environment

Other Legislative Requirements
Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Issues

Impact upon the Heritage Asset

The Freetrade Exchange features a modern roof construction that is home to various pieces of plant providing extract and air conditioning for the commercial units and offices located within it. The previously approved location of the condenser unit subject to the proposals, saw it located slightly away from the main body of the property's plant on the basis that it would still be screened from views of the property along the public highway.

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 any more visible than that of its previously approved location. On this basis, it is considered the proposal would have a neutral impact on the significance of the listed building.

Heritage Assessment and Conclusion

In light of how the proposal would not fundamentally alter the development approved under listed building consent 142152/LO/2025, it is considered the proposed amendments would not alter the level of harm identified under the original consent, this being neutral, therefore the proposal would meet the requirements as set out under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990, and as such accord with policies JP-Strat1, JP-Strat2 and JP-P2 of the Places for Everyone Plan, Policies SP1, EC2, EC3, CC1, CC9, EN1, EN3 and DM1 of the Core Strategy, Saved Unitary Development Plan Policies DC19 and DC26, the National Planning Policy Framework, and the Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis the application is 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 polices 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

Article 35 Declaration

Officers have acted positively in determining this application by assessing the proposal against relevant planning policies and all material considerations. The nature of the scheme has not necessitated further discussions with the applicant. On this basis it is decided to grant planning permission in accordance with the presumption in favour of sustainable development.

Conditions to be attached to decision for approval

1) The development hereby approved shall commence no later than 09/04/2028.

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:

- AXI - 010: Site Location Plan
- AXI - 702_A: Elevations - As Proposed (Received 28/08/2025)
- AXI - 703_A: Elevations - As Proposed (Received 28/08/2025)
- MXZ-F Multi Split System - Product Specification (Prepared by Mitsubish)
- Noise survey and plant noise egress assessment (Prepared by Sandy Brown; Report No. 025583-R01-B; Dated and Received 06/03/2025)
- Covering Letter (Prepared by Paul Butler Associates; Dated 11/02/2025)

o Covering Letter (Prepared by Paul Butler Associates; Dated and received 28/08/2025)

Stamped as received by the City Council as Local Planning Authority on 13/02/2025, unless specified otherwise.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Second Floor, Petersfield House, 29 - 31 Peter Street, Manchester, M2 5QJ
Fourth Floor, Petersfield House, 29 - 31 Peter Street, Manchester, M2 5QJ
10 Southmill Street, Manchester, M2 3NW
First Floor, Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB
Third Floor, Petersfield House, 29 - 31 Peter Street, Manchester, M2 5QJ
First Floor, Petersfield House, 29 - 31 Peter Street, Manchester, M2 5QJ
Ground Floor, Petersfield House, 29 - 31 Peter Street, Manchester, M2 5QJ
C, Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB
Fourth Floor, Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB
Fifth Floor, Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB
Flat At, Sir Ralph Abercrombie, 35 Bootle Street, Manchester, M2 5GU
Sir Ralph Abercrombie, 35 Bootle Street, Manchester, M2 5GU
St Michaels Building, 36 Jacksons Row, Manchester, M2 5WD
Second Floor, Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB
First Floor To Third Floor, 47 Peter Street, Manchester, M2 3NG
Albert's Schloss, 27 Peter Street, Manchester, M2 5QR
49 Peter Street, Manchester, M2 3NG
Ground Floor, 49 Peter Street, Manchester, M2 3NG
First Floor, 49 Peter Street, Manchester, M2 3NG
Fourth Floor, 49 Peter Street, Manchester, M2 3NG
Third Floor, 49 Peter Street, Manchester, M2 3NG
Second Floor, 49 Peter Street, Manchester, M2 3NG
35 Peter Street, Manchester, M2 5GD
Ground Floor, 35 Peter Street, Manchester, M2 5GD
Fifth Floor, 35 Peter Street, Manchester, M2 5GD
Fourth Floor, 35 Peter Street, Manchester, M2 5GD
Third Floor, Freetrade Exchange, 37 Peter Street, Manchester, M2 5QD
HEALTH & CASE MANAGEMENT LTD, Fifth Floor, 49 Peter Street, Manchester, M2 3NG
Sixth Floor, 49 Peter Street, Manchester, M2 3NG
47 Peter Street, Manchester, M2 3NG
Petersfield House, 29 - 31 Peter Street, Manchester, M2 5QJ

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