

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142510/FO/2025

Date registered valid: 3 April 2025

Proposal: External alterations including installation of louvres and replacement of glazing with cladding to match the existing building

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Address: Aytoun Building, Aytoun Street, Manchester, M1 3GH

Ward(s): Piccadilly Ward

Applicant: Aytoun Street Developments Ltd Chorlton SARL & Deansgate SARL

Agent (if any): Alder King Planning Consultants

Case officer: James Bridgman
Tel: 0161 219 6202
Email: james.bridgman@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28 May 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 25 April 2025

Standard consultations:

Printed: 10 April 2025 Expired: 3 May 2025

Neighbour notifications

Printed: 10 April 2025 Expired: 3 May 2025

Site notice

Posted: 25 April 2025 Expired: 16 May 2025

Press advert

Published: 15 April 2025 Expired: 6 May 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application relates to the former Kampus General Store located on the ground floor. The Unit has been vacant since July last year and refers to the elevation fronting the pedestrian walkway leading to the central courtyard of Kampus.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application relates to part of a wider site known as Kampus. This site consists predominantly of residential apartments with ground floor commercial uses. The site was granted planning consent in 2017 under planning application 115570/FO/2017 and listed building consent in relation to the Grade II Listed Minshull House and Minto & Turner Building under 115571/LO/2017.

The site is located adjacent and within the setting of the Grade II Listed Minshull House and Minto & Turner Building. The site is not located within a conservation area but is adjacent to the Whitworth Street Conservation Area.



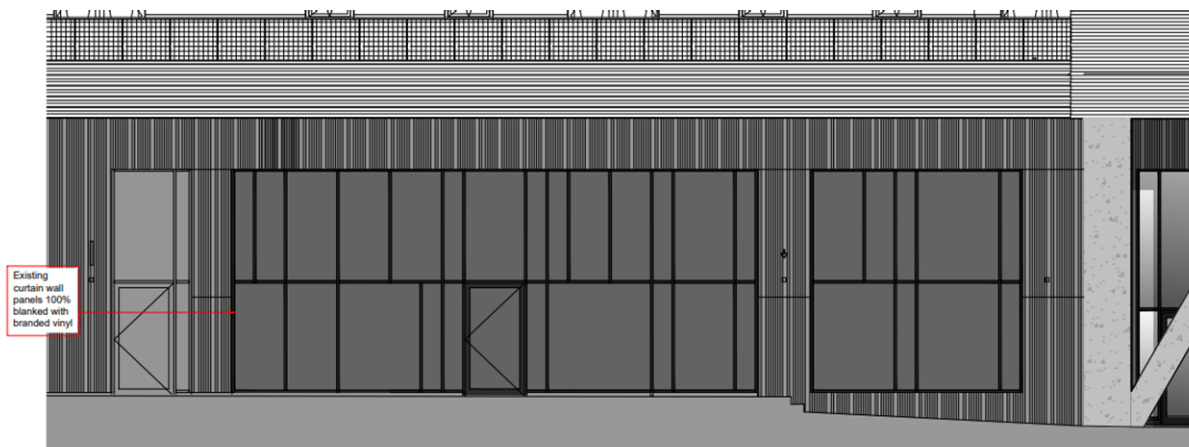
Elevation of application building



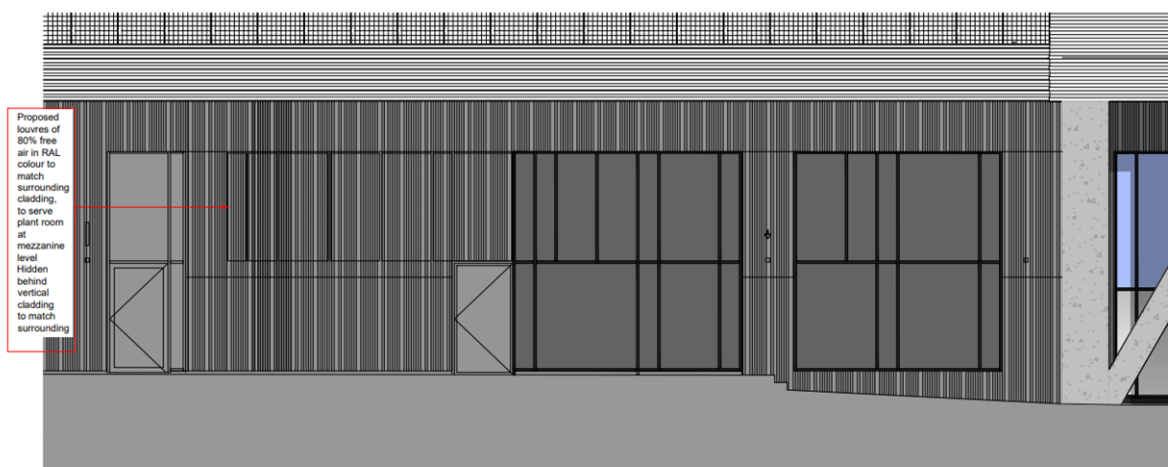
Location of elevation (arrow) within Kampus Site

Description of development

Permission is sought for the installation of louvres to the existing elevation. The internal plant is located on a mezzanine and therefore any louvres will be high level. They will be covered by decorated screens replicating the existing cladding.



Existing Elevation



Proposed Elevation

The lower section of the existing glazing will be replaced with matching cladding.

Consultations & Notification Responses

Highway Services – No objections subject to informatives regarding licensing or any traffic management arrangements.

Environmental Health – No objections subject to condition for verification of Noise Impact Assessment to be submitted.

Publicity – The proposal has been advertised, by way of site notice and press advertisement, as affecting the setting of a listed building and the conservation area. Letters have also been sent out to local businesses and residents. No comments have been as part of that process.

Polices

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 CC2 – Retail
- Policy CC9 – Design and Heritage
- Policy CC10 – A Place for Everyone
- Policy EN1 – Design Principles and Strategic Character 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 DC26 – Development and Noise

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-Strat2 – City Centre
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)

- Chapter 12 – Achieving well-designed and beautiful places
- Chapter 16 – Conserving the Historic Environment

Issues

Principle of Development

The application relates to a vacant ground floor unit at Kampus. The proposed development would see the installation of louvres to meet the ventilation requirements for the new convenience store. Given the site was formerly a convenience store, there use of site would remain unchanged.

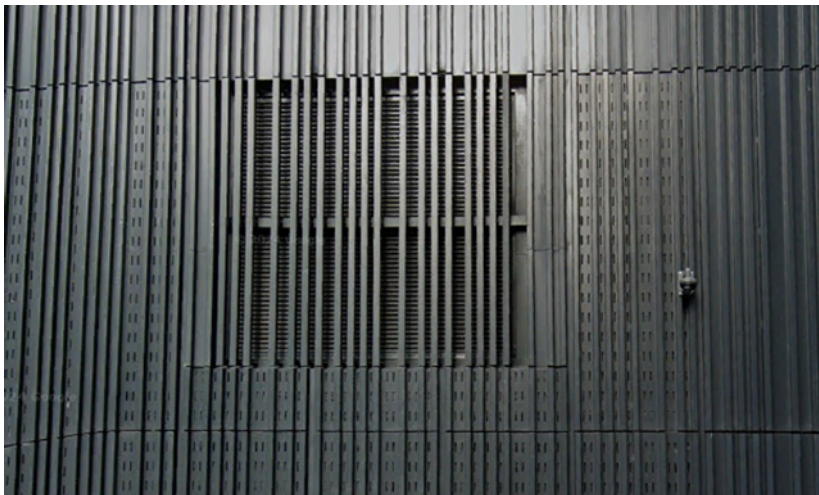
The increase in ventilation would assist with the operational requirements of the new occupier and would contribute towards the occupation of an existing vacant commercial space. The development therefore would assist the ongoing regeneration of Manchester City Centre, in

accordance with Core Strategy Policies EC2, EC3, CC1, CC2 and DM1, and Places for Everyone Plan Policy JPStrat2.

Visual Amenity

The existing elevation is characterised by red brick, black vertical cladding and areas of glazing. will be installed on an internal mezzanine.

The louvres would be located within the upper section of the existing glazing and would be used as ventilation for internal plant to a mezzanine of the unit. The proposal was amended to include cladding screens/covers across the louvres to minimise any visual impact by incorporating vertical slats/fins. The plans show the applicant is looking to replicate existing louvre screens within the wider Kampus Site as shown below.



Example image of louvre screen within the wider site

Given the louvres would be located to upper section of the glazing, it was considered appropriate to replace the glazing below with cladding to match the existing building. This amended design is acceptable to the Local Planning Authority (LPA) as it allows the louvres to blend seamlessly, reduces the prominence of the louvres and ensures they do not appear at odds with the existing glazing.

The Local Planning Authority acknowledge there would be a loss of glazing to the building, however consider the current design of the proposal is an appropriate solution to incorporate the required ventilation to accommodate the new occupier to a vacant unit.

The applicant has confirmed they will be using cladding to match the existing details. The product specification for the louvre screens and cladding will be reviewed through condition.

Subject to conditions for product specifications to be submitted, the visual appearance of the proposal is acceptable and complies with Core Strategy Policies EN1 and DM1.

Heritage

The site is located adjacent to the Whitworth Street conservation area. The proposal is considered to be sufficient distance away and because of the orientation, the proposed louvres would not impact on the visual appearance or setting of this conservation area.

The proposal is located adjacent to the Grade II Listed Minshull House and Minto & Turner Building. The proposed elevation subject of this application is within the setting of the listed building. The application seeks to replicate the existing cladding which is already a prominent

feature to the existing building. The louvres would be located behind screens and are not considered to detract or harm the appearance, setting or significance of the listed building.

On this basis, the proposal is considered would have a neutral impact on the setting and significance of the Grade II Listed Building and complies with Core Strategy Policies SP1, CC9, C10, EN3 and DM1, Places for Everyone Plan Policy JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Residential Amenity

Kampus includes several residential buildings with close proximity to the site. Environmental Health do not object to the proposal subject to a condition that would require the chosen plant to not exceed specific noise criteria. Subject to such a condition, it is considered this aspect of the development is acceptable and accords with Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC26 and the National Planning Policy Framework.

Highway Safety

The elevation subject of this application fronts a pedestrian walkway from Chorlton Street to Aytoun Street. The louvres would be recessed into the building and the new cladding would not protrude any further than the existing building. The proposal therefore is not considered to have any impact on pedestrians. Highways do not object to the proposal.

Subject to such an informative relating to highways licences etc, the proposal would not impact on highway safety and therefore complies with Core Strategy Policy DM1 and the National Planning Policy Framework.

Conclusion

In light of the above and subject to appropriate planning condition, it has been found that the development is acceptable and is therefore in accordance with Core Strategy Policies SP1, EC2, EC3, CC1, CC2, CC9, CC10, EN1, EN3 and DM1, Saved Unitary Development Plan Policy DC26, Places for Everyone Plan Policies, JP-Strat2 and JP-P2, National Planning Policy for Waste, 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 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

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) to be attached to decision for approval

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:

- Existing and Proposed Elevations: XA-KMPS_XXXX-DMWR-Z07-ZZ-PL-A-2004-V3

Stamped as received by the City Council as Local Planning Authority on the Received 22 May 2025.

- Plant Noise Impact Assessment Report: 91416 Revision 1 (11th March 2025)

Stamped as received by the City Council as Local Planning Authority on 3 April 2025

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.

3. Notwithstanding drawing No. XA-KMPS_XXXX-DMWR-Z07-ZZ-PL-A-2004-V3, prior to the installation of the louvres hereby approved, final details of the cladding screen shall be submitted for approval in writing by the City Council as Local Planning Authority. This shall include a product specification and details of the pattern design.

The development shall then be implemented in accordance with the approved details.

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 and in accordance with policies SP1 and DM1 of the Core Strategy.

4. Notwithstanding drawing No. XA-KMPS_XXXX-DMWR-Z07-ZZ-PL-A-2004-V3, prior to the installation of the cladding hereby approved, final details including a product specification shall be submitted for approval in writing by the City Council as Local Planning Authority.

The development shall then be implemented in accordance with the approved details.

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 and in accordance with policies SP1 and DM1 of the Core Strategy.

5. 6) a) Any plant, equipment and servicing, including any plant located behind any ventilation panels or louvres shall be selected and/or acoustically treated in accordance with the Plant Noise Impact Assessment, prepared by Noise Solutions Limited reference 91416 Revision 1 dated 11th March 2025 and received 3rd April 2025. The scheme shall be implemented in full before the use commences.

b) Prior to the operation of the scheme a verification report shall be submitted for approval in writing by the City Council as Local Planning Authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to Core Strategy Policies DM1 and SP1 and saved UDP policy DC26.

Informatives

- 1) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk
- 2) The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Flat 402, 44 Aytoun Street, Manchester, M1 3GL
Flat 802, 44 Aytoun Street, Manchester, M1 3GL
Flat 310, 44 Aytoun Street, Manchester, M1 3GL
Flat 1207, 44 Aytoun Street, Manchester, M1 3GN
Flat 1308, 44 Aytoun Street, Manchester, M1 3GN
Flat 1008, 44 Aytoun Street, Manchester, M1 3GN
Flat 1201, 44 Aytoun Street, Manchester, M1 3GN
Flat 904, 44 Aytoun Street, Manchester, M1 3GL
Flat 803, 44 Aytoun Street, Manchester, M1 3GL
Flat 908, 44 Aytoun Street, Manchester, M1 3GL
Flat 201, 44 Aytoun Street, Manchester, M1 3GL
Flat 610, 44 Aytoun Street, Manchester, M1 3GL
Flat 1105, 44 Aytoun Street, Manchester, M1 3GN
Flat 406, 44 Aytoun Street, Manchester, M1 3GL
Flat 910, 44 Aytoun Street, Manchester, M1 3GL
Flat 506, 44 Aytoun Street, Manchester, M1 3GL
Flat 308, 44 Aytoun Street, Manchester, M1 3GL
10 Little David Street, Manchester, M1 3GA
Flat 502, 44 Aytoun Street, Manchester, M1 3GL
Flat 405, 44 Aytoun Street, Manchester, M1 3GL
Flat 608, 44 Aytoun Street, Manchester, M1 3GL
Flat 809, 44 Aytoun Street, Manchester, M1 3GL
Flat 906, 44 Aytoun Street, Manchester, M1 3GL
Flat 410, 44 Aytoun Street, Manchester, M1 3GL
Flat 207, 44 Aytoun Street, Manchester, M1 3GL
Flat 1305, 44 Aytoun Street, Manchester, M1 3GN
Flat 302, 44 Aytoun Street, Manchester, M1 3GL
Flat 206, 44 Aytoun Street, Manchester, M1 3GL
Flat 1407, 44 Aytoun Street, Manchester, M1 3GN
Flat 1103, 44 Aytoun Street, Manchester, M1 3GN
Flat 607, 44 Aytoun Street, Manchester, M1 3GL
Flat 710, 44 Aytoun Street, Manchester, M1 3GL
57 Chorlton Street, Manchester, M1 3FY
Flat 605, 44 Aytoun Street, Manchester, M1 3GL

Flat 407, 44 Aytoun Street, Manchester, M1 3GL
Flat 701, 44 Aytoun Street, Manchester, M1 3GL
Flat 1102, 44 Aytoun Street, Manchester, M1 3GN
Flat 601, 44 Aytoun Street, Manchester, M1 3GL
Flat 1005, 44 Aytoun Street, Manchester, M1 3GN
Flat 1303, 44 Aytoun Street, Manchester, M1 3GN
Flat 702, 44 Aytoun Street, Manchester, M1 3GL
Flat 1404, 44 Aytoun Street, Manchester, M1 3GN
Flat 307, 44 Aytoun Street, Manchester, M1 3GL
Flat 203, 44 Aytoun Street, Manchester, M1 3GL
Flat 409, 44 Aytoun Street, Manchester, M1 3GL
Flat 1206, 44 Aytoun Street, Manchester, M1 3GN
Flat 1204, 44 Aytoun Street, Manchester, M1 3GN
Flat 1104, 44 Aytoun Street, Manchester, M1 3GN
51 Chorlton Street, Manchester, M1 3FY
55 Chorlton Street, Manchester, M1 3FY
47 Chorlton Street, Manchester, M1 3FY
Flat 1109, 44 Aytoun Street, Manchester, M1 3GN
Flat 305, 44 Aytoun Street, Manchester, M1 3GL
Flat 1108, 44 Aytoun Street, Manchester, M1 3GN
Flat 1003, 44 Aytoun Street, Manchester, M1 3GN
Flat 706, 44 Aytoun Street, Manchester, M1 3GL
Flat 1306, 44 Aytoun Street, Manchester, M1 3GN
Flat 304, 44 Aytoun Street, Manchester, M1 3GL
Flat 1401, 44 Aytoun Street, Manchester, M1 3GN
Flat 805, 44 Aytoun Street, Manchester, M1 3GL
Flat 704, 44 Aytoun Street, Manchester, M1 3GL
Flat 501, 44 Aytoun Street, Manchester, M1 3GL
Flat 1107, 44 Aytoun Street, Manchester, M1 3GN
49 Chorlton Street, Manchester, M1 3FY
Flat 1009, 44 Aytoun Street, Manchester, M1 3GN
Flat 1406, 44 Aytoun Street, Manchester, M1 3GN
Flat 503, 44 Aytoun Street, Manchester, M1 3GL
Flat 1202, 44 Aytoun Street, Manchester, M1 3GN
Flat 903, 44 Aytoun Street, Manchester, M1 3GL
Flat 705, 44 Aytoun Street, Manchester, M1 3GL
Flat 1106, 44 Aytoun Street, Manchester, M1 3GN
Flat 801, 44 Aytoun Street, Manchester, M1 3GL
Flat 209, 44 Aytoun Street, Manchester, M1 3GL
Flat 1405, 44 Aytoun Street, Manchester, M1 3GN
Flat 301, 44 Aytoun Street, Manchester, M1 3GL
Flat 1002, 44 Aytoun Street, Manchester, M1 3GN
Flat 510, 44 Aytoun Street, Manchester, M1 3GL
Flat 509, 44 Aytoun Street, Manchester, M1 3GL
Flat 303, 44 Aytoun Street, Manchester, M1 3GL
Flat 1408, 44 Aytoun Street, Manchester, M1 3GN
Flat 901, 44 Aytoun Street, Manchester, M1 3GL
Flat 1205, 44 Aytoun Street, Manchester, M1 3GN
42 Aytoun Street, Manchester, M1 3GL
Flat 1007, 44 Aytoun Street, Manchester, M1 3GN
Flat 602, 44 Aytoun Street, Manchester, M1 3GL
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Flat 1307, 44 Aytoun Street, Manchester, M1 3GN
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Flat 205, 44 Aytoun Street, Manchester, M1 3GL
Flat 202, 44 Aytoun Street, Manchester, M1 3GL
Flat 808, 44 Aytoun Street, Manchester, M1 3GL
Flat 807, 44 Aytoun Street, Manchester, M1 3GL
Flat 1006, 44 Aytoun Street, Manchester, M1 3GN
Flat 707, 44 Aytoun Street, Manchester, M1 3GL
Flat 504, 44 Aytoun Street, Manchester, M1 3GL
Flat 1301, 44 Aytoun Street, Manchester, M1 3GN
Flat 909, 44 Aytoun Street, Manchester, M1 3GL
Flat 403, 44 Aytoun Street, Manchester, M1 3GL
Flat 804, 44 Aytoun Street, Manchester, M1 3GL
Flat 1004, 44 Aytoun Street, Manchester, M1 3GN
Flat 505, 44 Aytoun Street, Manchester, M1 3GL
Flat 708, 44 Aytoun Street, Manchester, M1 3GL
Flat 1203, 44 Aytoun Street, Manchester, M1 3GN
Flat 907, 44 Aytoun Street, Manchester, M1 3GL
Flat 204, 44 Aytoun Street, Manchester, M1 3GL
Flat 306, 44 Aytoun Street, Manchester, M1 3GL
Flat 603, 44 Aytoun Street, Manchester, M1 3GL
Flat 208, 44 Aytoun Street, Manchester, M1 3GL
44 Aytoun Street, Manchester, M1 3GL
Flat 1101, 44 Aytoun Street, Manchester, M1 3GN
Flat 810, 44 Aytoun Street, Manchester, M1 3GL
Flat 606, 44 Aytoun Street, Manchester, M1 3GL
Flat 902, 44 Aytoun Street, Manchester, M1 3GL
Flat 309, 44 Aytoun Street, Manchester, M1 3GL
Flat 604, 44 Aytoun Street, Manchester, M1 3GL
Flat 1110, 44 Aytoun Street, Manchester, M1 3GN
Flat 703, 44 Aytoun Street, Manchester, M1 3GL
Flat 905, 44 Aytoun Street, Manchester, M1 3GL
Flat 806, 44 Aytoun Street, Manchester, M1 3GL
Flat 709, 44 Aytoun Street, Manchester, M1 3GL
Flat 1403, 44 Aytoun Street, Manchester, M1 3GN
Flat 609, 44 Aytoun Street, Manchester, M1 3GL
Flat 1010, 44 Aytoun Street, Manchester, M1 3GN
Flat 1302, 44 Aytoun Street, Manchester, M1 3GN
Flat 1001, 44 Aytoun Street, Manchester, M1 3GN
Flat 401, 44 Aytoun Street, Manchester, M1 3GL
Flat 1304, 44 Aytoun Street, Manchester, M1 3GN
Flat 508, 44 Aytoun Street, Manchester, M1 3GL

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

Area Team Boundary - Name: CENTRAL