

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142764/FO/2025

Date registered valid: 22 April 2025

Proposal: Installation of a retractable glass rooftop extension to form ancillary outdoor terrace and replacement of existing windows.

Address: 23 Radium Street, Manchester, M4 6AY

Ward(s): Ancoats & Beswick Ward

Applicant: Shimla Enterprises Ltd

Agent (if any): Miss Lucy Furber Icen Projects

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

Recommendation: Approve

Date of recommendation: 21 August 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 22 May 2025

Standard consultations:

Printed: 9 May 2025 Expired: 31 May 2025

Neighbour notifications

Printed: 9 May 2025 Expired: 31 May 2025

Site notice

Posted: 22 May 2025 Expired: 12 June 2025

Press advert

Published: 13 May 2025 Expired: 4 June 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The applicant site refers to a three-storey former factory building located within the Ancoats Conservation Area. The building is currently occupied by commercial uses and is constructed of reinforced concrete with brown and red brickwork set under a flat roof concealed by a parapet.

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order: Not applicable

Description of area

The immediate context reflects Ancoats' historic industrial character with listed buildings sited close to the applicant site. These include Grade II* Beehive Mill directly opposite, and the Grade II Little Mill located to the south of the site on Jersey Street. The nearest residential properties are located within Beehive Mill.

The site is bounded by the site and rear by the Phoenix Ironworks development site that was approved for a part 5, part 10 storey residential led scheme. The surrounding area has undergone significant regeneration, with an increase in residential uses through a mix of converted mills and new developments. There are also bars, restaurants and commercial uses.



Figure 1 – Front and northwest side elevation



Figure 2 – Rear elevation with Beehive Mill behind

Description of development

Permission is sought for the installation of a rooftop extension with a retractable roof and the replacement of all windows to the existing building.

The rooftop extension and external roof terrace would provide ancillary commercial space to the first and second floor occupiers. The retractable awning element allows flexibility for how the space can be utilised. The planning statement advised the space would allow for small client events, promotional events for the small businesses or as an external amenity space exclusively to occupiers/businesses of the building.

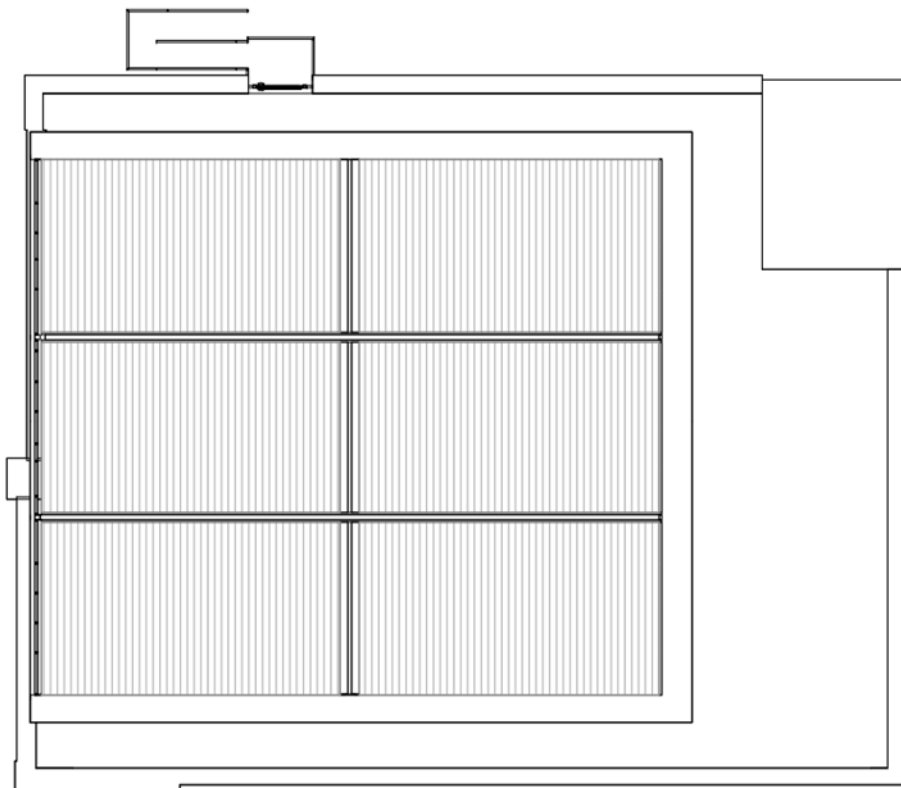


Figure 3- Proposed roof plan and samples review by the LPA

The thickness of the roof build up is approximately 250mm.



Figure 4 - Proposed south elevation

- The thickness of the roof build up is approximately 250mm.
- The rooftop structure and retractable roof would have concealed fixings.
- The frame would be powder coated aluminium finished in G020 as shown in Figure 3.

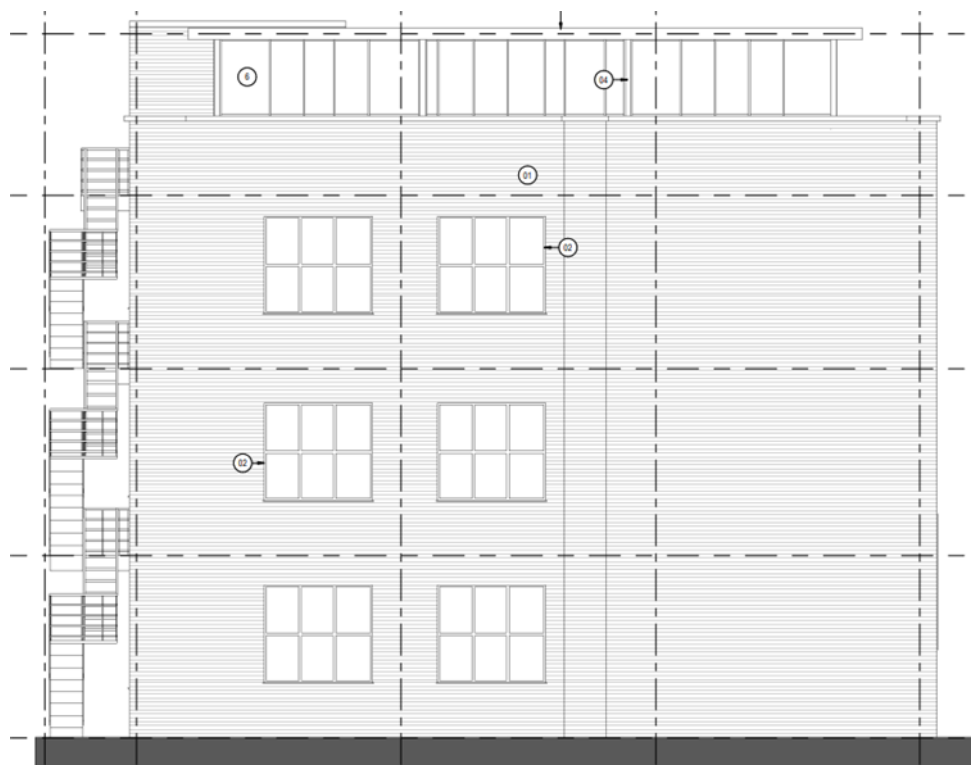


Figure 5 – Proposed west elevation

The west elevation would contain anodised aluminium panels with concealed fixing and finished in M030 as shown in Figure 3.



Figure 6 – Proposed east elevation

The south, east and north elevations consist of frameless glazing.



Figure 7 – Proposed east elevation

The existing brick wall to east boundary of the site is to be removed to activate the frontage of the building.

Consultations & Notification Responses

Publicity - Surrounding residents and businesses has been notified about the development. The proposal has also been publicised by way of site and press notices.

One letter of support has been received. The comments can be summarised as follows:

- Great asset to the area

Highway Services - No objections subject to informative with contact details regarding licensing for any proposed construction/fit out arrangements

Environmental Health – Conditions referring to noise, external areas and plant/equipment/servicing noise

MCC Flood Risk Management – No objections

Greater Manchester Police - No objections and recommends that all new windows, and glazing, are certified to Secured by Design standards.

United Utilities Water PLC – No comments

Greater Manchester Ecology Unit – Measures to enhance biodiversity such as the integration of bat or bird boxes. A sensitive lighting scheme is recommended to reduce disturbance to bats in the locality. The proposal is exempt from a Biodiversity Net Gain (BNG).

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-Strat2 – City Centre
- Policy JP-P1 - Sustainable Places
- 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 JP-P1 – Sustainable Places
- Policy CC9 – Design and Heritage
- Policy CC10 - A Place for Everyone
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN15 – Biodiversity and Geological Conservation
- Policy EN19 - Waste
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

Ancoats & New Islington Neighbourhood Development Framework (2016)

Poland Street Zone Addendum (2020)

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Other Material Considerations

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.

Section 72 of the LBCA Act requires the local planning authority to have pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Issues

Principle

The building is occupied by commercial uses. The principle of refurbishing the external facades of a former factory building is welcomed as it would improve the overall appearance of the building within the Ancoats conservation area.

The installation of a glazed rooftop extension would increase the commercial footprint of the building and enhances the working environment for the small businesses occupying the first and second floors. The retractable roof and external terrace area would provide a flexible and high-quality working space which could be utilised for client meetings, promotional events, breakout/collaborative working and for outdoor amenity space for employees. These features would support small businesses located within the building and potential future occupiers.

The rooftop extension would enhance the commercial space offering within Ancoats by making the building more attractive to start-ups, small businesses and creative uses. Additionally, it would also benefit other uses and local businesses by contributing towards increasing the daytime activity.

There is no objection to the principle as it complies with policies SP1 and JP-P1 of the Manchester Core Strategy subject to an assessment of the design, heritage and amenity impacts.

Visual Amenity and Heritage

Rooftop extension

Through ongoing discussions, the rooftop extension scheme has been amended to reduce the overall thickness of the frame/columns, and the roof build up.

The frame would consist of three columns to each elevation with frameless glazing. The east side elevation would have a significant setback of 4.8m from the parapet. Additionally, the south and north elevations would be 1.5m setback from the parapet. These setbacks would reduce the visibility from the street level.

The frame has concealed fixings and would consist of a modular build and would be finished in a brown/gold colour. The roof thickness would be approximately 250mm. The design of the extension is contemporary and visually would appear subservient to the more historic architectural style of the existing building.

The west elevation would be adjacent to the extant residential scheme. This elevation consists of solid anodised aluminium panels. These would be fixed with concealed fixings within the frame.

The detailing of materials and fixings would result in an extension with a high-quality appearance. The setbacks and lightweight glazed form would reduce any prominence within the street scene. The extension is therefore considered to result in a neutral impact on nearby Grade II* Beehive Mill and would not detract from the architectural and historical character of the Ancoats Conservation Area.

Existing building

The refurbishment of the existing building is welcomed through the cleaning and repointing of brickwork. The removal of the brick wall to the east boundary would increase the visibility of the entrance area and activate the frontage of the commercial uses.

Windows are proposed to be replaced to the existing building. The final details are to be agreed through condition to ensure that they are appropriate to context.

The roller shutter to the south elevation is to be removed and replaced with a door. The details of the new door and infill brickwork is to be agreed through condition.

The significance of the Ancoats Conservation Area is derived from the historic mills which once dominated the area and remain evident having been converted into alternative uses in recent years. Other older properties in the area include low rise building such as terrace houses and smaller industrial uses. The applicant site is a former factory building and retains the original character with the brick facades and original openings.

The proposal seeks to refurbish and enhance the appearance of the building which would make a positive contribution to the conservation of the character of Ancoats in accordance with paragraphs 208 and 210 of the NPPF, Core Strategy Policies CC9, EN1 and EN3 and saved UDP Policies DC18 and DC19.

Heritage assessment

As assessed earlier in the report, the rooftop extension is considered to result in a neutral impact on nearby Grade II* Beehive Mill and would not detract from the architectural and historical character of the Ancoats Conservation Area.

Additionally, the refurbishment of the external facades of the building would be a positive contribution as it would improve the overall appearance of the building within the Ancoats Conservation Area and setting of adjacent listed buildings.

Given no harm has been identified because of the proposal, the scheme does not need to be considered against any public benefits in line with paragraph 215 of the NPPF.

The significance of the conservation area and adjacent listed buildings would not be adversely affected by the proposals in line with paragraph 208 of the NPPF.

Overall, it is considered that the development would make a positive contribution to local character and distinctiveness in line with paragraph 210 of the NPPF.

The proposal complies with Policies CC9, EN1 and EN3 of the Manchester Core Strategy, saved UDP Policies DC18 and DC19 which relate to design and heritage.

Impact on noise

An acoustic report has been prepared to assess the impact of the new rooftop extension and external terrace areas.

This has concluded that there would be no unacceptable from the noise outbreak at the premises provided that measures are included in the development including:

- Noise limiter which is automatically applied when the glazed windows or retractable roof are opened
- Doors and roof to be closed by 22:00 daily and at any time when music is being played

The external terrace areas to the rooftop would only be permitted until 10pm as the doors cannot be opened beyond 22:00.

Environmental Health consider that with these measures in place the premises would not give rise to any unacceptable impacts on amenity, in accordance with Core Strategy Policy DM1 and saved UDP Policy DC26.

Waste management

The waste management arrangements are considered to be acceptable as they form part of the existing arrangements. The proposal complies with Core Strategy Policy EN19.

Impact on the local highway network

The level of trips generated is not anticipated to be dissimilar to the existing use and as such no highways concerns. The site is well accessed by sustainable modes.

There is no requirement for on site parking for the use given the city centre location.

The waste collection will remain as existing, with storage relocated from the rear to an enclosed external store for improved access.

This above is acceptable in principle to Highway Services, in accordance with Core Strategy Policy DM1. They advised to be contacted should any construction works impact on the highway network or require a licence.

Ecology and biodiversity

Given the proposed rooftop extension, a bat survey has been undertaken. This has indicated that there is low potential for bats at the site. GMEU concur with this assessment and have

asked for an informative to be imposed on any permission should the development encounter any bats and also for the installation of agreed bat boxes.

There should also be no works during bird nesting season to avoid disturbing bird habitats.

The proposal would be exempt from biodiversity net gain under the di minus rule but there would be biodiversity improvements at the site in the form of bat and bird boxes through condition

GMEU have also advised that a sensitive lighting scheme should be agreed for the site.

Subject to the recommended conditions, the proposal complies with Core Strategy Policy EN15.

Impact on TV Reception

The applicant site is directly opposite a residential building and the proposal introduces an additional storey. A report has been submitted which demonstrates that there will be no impacts on tv signal.

Conclusion

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 and Section 72 of the LBCA Act requires the local planning authority to have pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

The rooftop extension would result in a neutral impact on the setting of the nearby Grade II* Beehive Mill, and it would not detract from the architectural and historical character of the Ancoats Conservation Area. Thus, the requirements of the Act in relation to preservation are met.

No harm to the character of the Ancoats Conservation Area or the setting of nearby listed buildings has been identified. Therefore, the requirement of assessing any harm against public benefits in line with paragraph 215 of the NPPF is not required.

In conclusion, the proposal complies with the Manchester Core Strategy Policies SP1, JP-P1, CC9, EN1, EN3, EN15, EN19 and DM1, saved UDP Policies DC18, DC19 and DC26 and the relevant paragraphs of the NPPF.

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:

- Ground Floor Plan: B-0257-1105-Proposed GA Level 00 Rev P1
- Third Floor Plan: B-0257-1108-Proposed GA Level 03 Rev P1
- Roof Plan: B-0257-1110-Proposed Roof Plan Rev P1
- North Elevation: B-0257-1305-Proposed North Elevation Rev P1
- South Elevation: B-0257-1306-Proposed South Elevation Rev P1
- West Elevation: B-0257-1307-Proposed West Elevation Rev P1
- East Elevation: B-0257-1308-Proposed East Elevation Rev P1
- Proposed Section Drawings: B-0257-1204-Typical Section A-A and BB
- Third Floor Drainage Details: B-0257-1120-Proposed Level 03 Drainage Plan
- Roof Drainage Details: B-0257-1121-Proposed Roof Drainage Plan

All stamped as received by the City Council as Local Planning authority on the Received 21/08/2025

- Television and Radio Reception Impact Assessment

Stamped as received by the City Council as Local Planning authority on the Received 22/08/2025

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) The rooftop extension shall be constructed in accordance with the material details as set out in drawing nos. B-0257-1307-Proposed West Elevation Rev P1 and B-0257-1204-Typical Section A-A and BB received by the City Council as Local Planning Authority on 21 August 2025. This includes concealed fixings for the frame, roof and aluminium panels and frameless glass.

The approved materials shall then be implemented as part of the development.

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 policies SP1 and DM1 of the Core Strategy.

- 4) Prior to the installation of the replacement windows to the existing building, final details including product specifications and samples shall be submitted for approval in writing by the City Council as Local Planning Authority.

The approved details shall then be implemented as part of the development.

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 policies SP1 and DM1 of the Core Strategy.

- 5) Prior to the removal of the roller shutter, a product specification and samples for the new door and infill brick work as shown on drawing no. South Elevation: B-0257-1306-Proposed South Elevation Rev P1, shall be submitted for approval in writing by the City Council as Local Planning Authority.

The approved details shall then be implemented as part of the development.

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 policies SP1 and DM1 of the Core Strategy.

- 6) (a) The development shall be acoustically insulated in accordance with the Noise Impact Assessment ref 50-894-R1-7 received by the City Council, as Local Planning Authority, on the 28 July 2025.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

The limiter will need to be set accordingly with strict low-level limits applied automatically if doors or roof sections are opened.

(b) Prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition (including that the setting and validating of the limiter). The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter be retained and maintained in situ.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

- 7) The bifold doors and retractable roof, as indicated on drawings B-0257-1305-Proposed North Rev P1, B-0257-1306-Proposed South Rev P1, B-0257-1308-Proposed East Elevation Rev P1 and B-0257-1110-Proposed Roof Plan Rev P1, received by the City Council, as Local Planning Authority, on the 21 August 2025 shall be closed at 22:00 Monday to Sunday and shut at all times when music is played in the rooftop extension. For the avoidance of doubt this would not preclude background music being played when the doors are open.

Reason - In the interest of residential amenity and to prevent unacceptable noise outbreak pursuant to policy DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

- 8) The rooftop extension hereby approved shall not operate outside the following hours:

- Monday to Thursday 8:00 to 23:00
- Friday and Saturday 8:00 to 23:30
- Sunday 8:00 to 23:30

For the avoidance of doubt, this excludes the use of external areas where the hours are controlled under condition 6.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

- 9) Notwithstanding the Noise Impact Assessment ref 50-894-R1-7 received by the City Council, as Local Planning Authority, on the 28 July 2025, prior to the installation of internally (where required to extract externally) and externally mounted plant, equipment and servicing, final details shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt, any plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 dB (L_{aeq}) below the typical background (LA₉₀) level at the nearest noise sensitive location.

b) Prior to the first use of any internally (where required to extract externally) and externally mounted plant, equipment and servicing, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition.

The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures

shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

- 10) Prior to the first occupation of the development hereby approved, details of the number, siting and appearance of bird and bat boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of the rooftop extension hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds and bats and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

- 11) Prior to the first use of the rooftop extension hereby approved, a building and site lighting scheme and scheme for the illumination of external areas during the period between dusk and dawn shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented in full prior to the first use of the development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety and to minimise impact on local bats in order to comply with the requirements of policies SP1, EN15 and DM1 of the Core Strategy.

Informative

1. You must seek ecological advice should you find or suspect that the proposals will impact on protected species (e.g. bats).
2. Work that will impact on habitats where nesting birds may be present (for example building works), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.
3. 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
4. The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic 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
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC
Greater Manchester Ecology Unit

First Floor, 97 Jersey Street, Manchester, M4 6JG

Flint Glass Works, 64 Jersey Street, Manchester, M4 6JW
Sankeys, Basement, Beehive Mill, 95 Jersey Street, Manchester, M4 6JG
Fourth Floor, Beehive Mill, 95 Jersey Street, Manchester, M4 6JG
Third Floor, Beehive Mill, 95 Jersey Street, Manchester, M4 6JG
Second Floor, Beehive Mill, 95 Jersey Street, Manchester, M4 6JG
First Floor, Beehive Mill, 95 Jersey Street, Manchester, M4 6JG
Flat At, Beehive Mill, 95 Jersey Street, Manchester, M4 6JG
Ground Floor, Beehive Mill, 95 Jersey Street, Manchester, M4 6JG
62A Jersey Street, Manchester, M4 6JW
First Floor And Second Floor, 62 Jersey Street, Manchester, M4 6JW
Ground Floor, 23 Radium Street, Manchester, M4 6AY
97 Jersey Street, Manchester, M4 6JG
64 Jersey Street, Manchester, M4 6JF
50 Radium Street, Manchester, M4 6AY
62 Jersey Street, Manchester, M4 6JW
Second Floor, 23 Radium Street, Manchester, M4 6AY
First Floor, 23 Radium Street, Manchester, M4 6AY
Ground Floor, 62 Jersey Street, Manchester, M4 6JW
109 Jersey Street, Manchester, M4 6JG
Fifth Floor, Beehive Mill, 95 Jersey Street, Manchester, M4 6JG
4 Naval Street, Manchester, M4 6EW

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) 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 - Ancoats Conservation Area 1989
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL