

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142880/FO/2025

Date registered valid: 27 May 2025

Proposal: Maintenance and repair works to the roof and elevations of the building with the installation of roof access ladder.

Address: Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA

Ward(s): Piccadilly Ward

Applicant: Trident

Agent (if any): Mr Paul Harrison Just-H Architects

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

Recommendation: Approve

Date of recommendation: 17 July

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 10 June 2025

Standard consultations:

Printed: 27 June 2025 Expired: 18 July 2025

Neighbour notifications

Printed: 5 June 2025 Expired: 26 June 2025

Site notice

Posted: 10 June 2025 Expired: 10 June 2025

Press advert

Published: 10 June 2025 Expired: 1 July 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Smithfield Conservation Area 1987

Tree Preservation Order: Not applicable

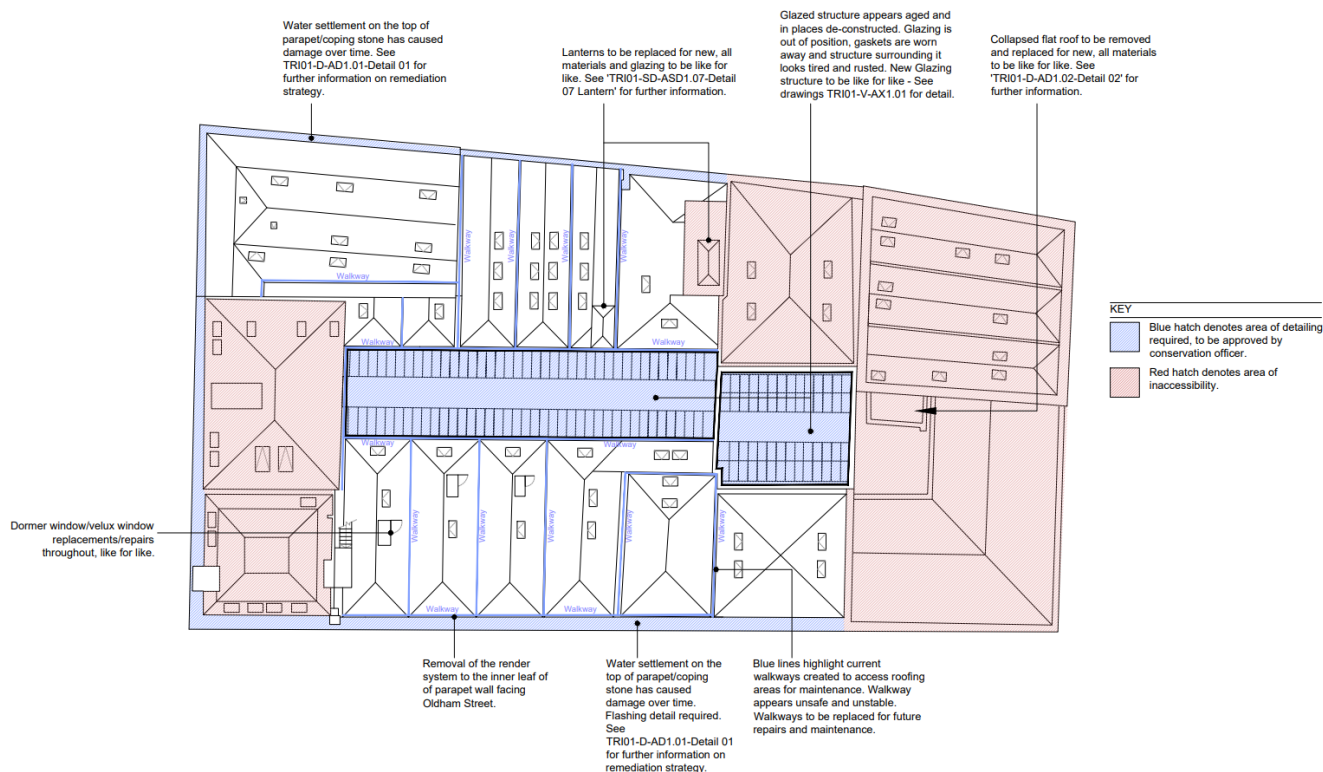
The Smithfield Building is located within the Northern Quarter of Manchester City Centre. It is located within the Smithfield Conservation Area and is within the setting of the Grade II listed Dale Street Chambers.

The basement and ground floor consist of commercial units. The upper floors are residential apartments. The building requires repairs due to water ingress.

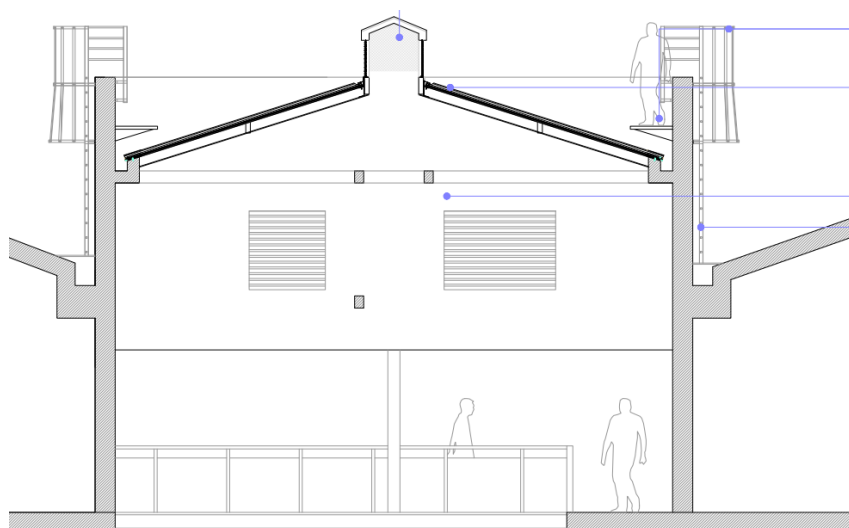
Description of development

Planning permission is sought for the installation of a roof access ladder with maintenance and repair works to the roof and elevations of the building. A summary of the proposed works:

- New lead flashing to parapet/coping stone
- Installation of safety ladders to the roof
- Replacement roof lanterns
- Replacement glazing and roof structure
- Steel work to be repaired/redecorated
- Repointing of brick, mortar repairs, stone and cornice repairs
- Cleaning of facades



Roof plan with annotation of proposed works



Proposed Section A-A

Proposed safety ladders

Consultations & Notification Responses

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. One neutral representation was received:

- Will the whole building be covered with scaffolding for the duration of the work?
- What measures will be put in place to support business
- Retail trading is already challenging and the impact of these works to traders must be minimised and kept as short in time as possible

Response: The applicant recognises the visual and practical impact of scaffolding and what to minimise any impact. They have advised they plan to phase the work, and scaffolding will be only installed to one elevation at any time. They have an estimated time period of 18 weeks per street.

Highways Services – No objections and informative relating to licenses.

Environmental Health – No objection and recommendation for informative for construction hours.

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-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 CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage

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

- Policy DC18 – Conservation Areas

National Planning Policy Framework (NPPF)

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

Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Visual Amenity and Heritage

The proposal consists of the installation of safety ladders to the roof of the Smithfield Building. The ladders are acceptable in the interests of safety and maintenance to the replacement glazing and roof structure. The ladders would be located within a central area of the roof and would therefore not be visible from public viewpoint. In the interests of visual appearance, the applicant confirmed the new fire escape stairs would be finished in a dark grey so they are read against the context of the dark grey slate roof.

The proposal includes like for like repairs to the roof and elevations of the building. This includes repointing, mortar repairs, stone repairs, cornice repairs, Cil repairs, repair/repainting of steel work and replacement structures. The repair and maintenance of the building is welcomed by the LPA. The exact details such as specifications have not been provided and will be requested through condition.

Internal and external damage has been caused by water ingress through the parapets. The applicant seeks to install a lead capping to address this. The use of lead is a traditional method to cover the parapet and would provide greater longevity to the building.

The cleaning of the building will be carried out using a DOFF system. The use of a non-aggressive steam clean is welcomed by the LPA.

Overall, the proposal seeks to enhance the building and would contribute positively towards the Smithfield conservation area in accordance with Core Strategy Policies CC9, EN1 and EN3, Saved Unitary Development Plan Policy DC.18, Places for Everyone Development Plan Policy JP-P2 and the relevant paragraphs of the National Planning Policy Framework.

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:

- TRI01-D-AD1.02 - Detail 2 Flat Roof
- TRI01-P-AP1.03 - Proposed Roof Plan
- TRI01-V-AV1.01 - Proposed Elevation (Tib Street)
- TRI01-V-AV1.02 - Proposed Elevation (Oldham Street)
- TRI01-V-AV1.03 - Proposed Elevation (Church Street and Hilton Street)
- TRI01-V-AX1.01 - Proposed Roof Section

Heritage Statement 'Smithfield Buildings Manchester', prepared by JH.A

All stamped as received by the City Council as Local Planning authority on the Received 6 May 2025

- TRI01-SD-ASD1.07 – Detail Lantern

Stamped as received by the City Council as Local Planning authority on the Received 27 May 2025

- TRI01-D-AD1.01 Rev B - Detail 1 Parapet

Stamped as received by the City Council as Local Planning authority on the Received 4 July 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) Prior to any external repairs being carried out, samples and detailed specifications shall be submitted to and be approved by the City Council as the Local Planning Authority. The development shall then be implemented in accordance with the approved details.

Reason - In the interests of visual amenity in accordance with saved policy DC18.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

4) Prior to the redecoration of the steel columns, a paint specification and sample shall be submitted to and be approved by the City Council as the Local Planning Authority. The development shall then be implemented in accordance with the approved details

Reason - In the interests of visual amenity in accordance with saved policy DC18.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Health & Safety Executive (Fire Safety)
Heritage & Urban Design

Flat 106, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Serviced Apartment 2, Dale Street Chambers, 1 Dale Street, Manchester, M1 1JA
Flat 5, Dale Street Chambers, 1 Dale Street, Manchester, M1 1JA

Ground Floor, 54 Church Street, Manchester, M4 1PW
Flat 303, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 225, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Basement And Ground Floor, 18 Oldham Street, Manchester, M1 1JN
Dale Street Chambers, 1 Dale Street, Manchester, M1 1JA
Flat 6, Dale Street Chambers, 1 Dale Street, Manchester, M1 1JA
61 Church Street, Manchester, M4 1PD
5 - 6 Central Hall Buildings, Oldham Street, Manchester, M1 1JQ
Flat 125, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 207, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 204, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 205, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 215, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 123, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 218, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 119, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 201, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 206, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 210, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 203, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 217, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 220, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 212, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 224, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 216, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 103, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 221, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 226, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 219, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 214, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 321, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 314, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 313, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 315, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 7, 24 Oldham Street, Manchester, M1 1JN
Flat 121, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 113, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 114, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 115, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 322, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 325, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 318, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 404, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 3, 24 Oldham Street, Manchester, M1 1JN
Flat 12, 24 Oldham Street, Manchester, M1 1JN
Flat 11, 24 Oldham Street, Manchester, M1 1JN
Flat 5, 24 Oldham Street, Manchester, M1 1JN
Flat 6, 24 Oldham Street, Manchester, M1 1JN
Flat 2, 24 Oldham Street, Manchester, M1 1JN
Flat 7, Norvic House, 7 Hilton Street, Manchester, M4 1LP
Flat 9, Norvic House, 7 Hilton Street, Manchester, M4 1LP
20 Oldham Street, Manchester, M1 1JN
28 - 30 Oldham Street, Manchester, M1 1JN
Flat 222, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA

Flat 4, 24 Oldham Street, Manchester, M1 1JN
Flat 1, Norvic House, 7 Hilton Street, Manchester, M4 1LP
Flat 5, Norvic House, 7 Hilton Street, Manchester, M4 1LP
4 Hilton Street, Manchester, M4 1NB
18 Oldham Street, Manchester, M1 1JN
15 Hilton Street, Manchester, M1 1JJ
Flat 7, 77 Thomas Street, Manchester, M4 1LQ
Flat 8, 77 Thomas Street, Manchester, M4 1LQ
Flat 2, 77 Thomas Street, Manchester, M4 1LQ
Flat 1, 77 Thomas Street, Manchester, M4 1LQ
Flat 6, 77 Thomas Street, Manchester, M4 1LQ
Flat 5, 77 Thomas Street, Manchester, M4 1LQ
Preened And Polished, 75 Thomas Street, Manchester, M4 1LQ
First Floor, 79 Thomas Street, Manchester, M4 1LQ
Second Floor, 79 Thomas Street, Manchester, M4 1LQ
16 Carpenters Lane, Manchester, M4 1LH
53 Church Street, Manchester, M4 1PD
29 - 30 Oldham Street, Manchester, M1 1JG
Units G20 To G21, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
3 Hilton Street, Manchester, M4 1LP
5 Hilton Street, Manchester, M4 1LP
9 Hilton Street, Manchester, M4 1LP
57 Church Street, Manchester, M4 1PD
North Tea Power LLP, 36 Tib Street, Manchester, M4 1LA
55 - 57 Oldham Street, Manchester, M1 1JR
Ground Floor, 41 - 43 Oldham Street, Manchester, M1 1JG
Basement, 41 - 43 Oldham Street, Manchester, M1 1JG
SUPERSTORE NQ LTD, Unit G18, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
24 Oldham Street, Manchester, M1 1JN
Unit G22, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Blackdog Ballroom, Basement, Afflecks Palace, 52 Church Street, Manchester, M4 1PW
Flat 116, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 112, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
55 Church Street, Manchester, M4 1PD
Breakout Manchester, 51 Church Street, Manchester, M4 1PD
59 - 61 Oldham Street, Manchester, M1 1JR
Flat 6, Norvic House, 7 Hilton Street, Manchester, M4 1LP
6 Hilton Street, Manchester, M4 1LP
G1, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Basement, 15 Hilton Street, Manchester, M1 1JJ
Flat 305, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 306, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 304, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 102, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Advertising Right BT Inlink Outside 59, Oldham Street, Manchester, M1 1JR
Flat 2, Norvic House, 7 Hilton Street, Manchester, M4 1LP
Flat 3, Norvic House, 7 Hilton Street, Manchester, M4 1LP
Flat 401, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 324, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 403, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
36 Oldham Street, Manchester, M1 1JN
Ground Floor, 29 - 30 Oldham Street, Manchester, M1 1JG
26 Oldham Street, Manchester, M1 1JN
Evuna, 79 Thomas Street, Manchester, M4 1LQ

Flat 307, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 310, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 312, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Unit G19, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
49 Oldham Street, Manchester, M1 1JR
Magma, 24 Oldham Street, Manchester, M1 1JN
34 Oldham Street, Manchester, M1 1JN
22 Oldham Street, Manchester, M1 1JN
Hilton Chambers, 15 Hilton Street, Manchester, M1 1JJ
53 Oldham Street, Manchester, M1 1JR
51 Oldham Street, Manchester, M1 1JR
Flat 120, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
59 Church Street, Manchester, M4 1PD
Flat 316, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 213, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 7, Dale Street Chambers, 1 Dale Street, Manchester, M1 1JA
Serviced Apartment 1, Dale Street Chambers, 1 Dale Street, Manchester, M1 1JA
Flat 8, 24 Oldham Street, Manchester, M1 1JN
Flat 317, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 319, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 211, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
42 - 44 Oldham Street, Manchester, M4 1LE
Flat 9, 77 Thomas Street, Manchester, M4 1LQ
Flat 10, 77 Thomas Street, Manchester, M4 1LQ
Flat 302, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
38 - 40 Tib Street, Manchester, M4 1LA
Flat 311, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 122, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 104, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 108, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 110, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 111, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 223, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 10, 24 Oldham Street, Manchester, M1 1JN
Flat 14, 24 Oldham Street, Manchester, M1 1JN
Flat 8, Norvic House, 7 Hilton Street, Manchester, M4 1LP
Basement, 71 Oldham Street, Manchester, M4 1LW
Flat 4, Dale Street Chambers, 1 Dale Street, Manchester, M1 1JA
Flat 3, Dale Street Chambers, 1 Dale Street, Manchester, M1 1JA
Flat 9, 24 Oldham Street, Manchester, M1 1JN
Flat 3, 77 Thomas Street, Manchester, M4 1LQ
Flat 402, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 105, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 117, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
54 Church Street, Manchester, M4 1PW
Flat 202, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 126, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 309, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 301, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 209, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 1, 24 Oldham Street, Manchester, M1 1JN
Flat 4, Norvic House, 7 Hilton Street, Manchester, M4 1LP
Ground Floor, 71 Oldham Street, Manchester, M4 1LW
Flat 4, 77 Thomas Street, Manchester, M4 1LQ

Flat 323, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 208, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 320, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 308, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 124, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 101, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 118, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
1 Hilton Street, Manchester, M4 1LP
65 - 67 Oldham Street, Manchester, M1 1JR
41 - 43 Oldham Street, Manchester, M1 1JG
Flat 109, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
34 Tib Street, Manchester, M4 1LA
Afflecks Palace, 52 Church Street, Manchester, M4 1PW
Flat 107, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Smithfield Conservation Area 1987
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 (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL