MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143310/FO/2025
Date registered valid:	26 June 2025
Proposal:	Change of use of the first floor and partial change of use of the second floor from office use (Use Class E) to flexible use comprising education use (Use Class F1a) or office use (Use Class E).
Address:	The Exchange, 3 New York Street, Manchester, M1 4HN
Ward(s):	Deansgate Ward
Applicant:	Bruntwood 2000 Beta Portfolio Ltd
Agent (if any):	N/A Deloitte LLP
Case officer:	Michael Pearson Tel: 0161 219 2735 Email: michael.pearson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 07/08/2025

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit:

Standard consultations:
Printed: 8 July 2025 Expired: 29 July 2025

Neighbour notifications
Printed: 8 July 2025 Expired: 29 July 2025

Site notice
Posted: 10 July 2025 Expired: 31 July 2025

Press advert
Published: 15 July 2025 Expired: 5 August 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the first and part of the second floor of the Exchange, formerly known as Rutherford House. The property is a six storey post-war modernist office block completed in concrete, with contemporary three storey front extension. The site is currently in use as offices (Class E(g)(i)).

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area forms the heart of Manchester City Centre, with Piccadilly Gardens situated to the north of the site. Built development along New York Street is varied, the oldest surviving property is that of the Grade II listed Telephone Buildings completed in 1909, other development then largely consists of post-war modernist buildings from the 1950s, 1960s and 1970s, this includes the application site itself, City Tower, Faulkner House and the former Portland Street Bank House and Bank Chambers. A notable outlier to this trend however is One New York Street that lies out New York Street's most westerly point which was completed in 2009. Neighbouring uses are largely commercial, with a variety of retail and office uses populating the area.

Description of development

The application seeks consent for the change of use of the first floor and part of the second floor of the application site from offices (Class E(g)(i)) to a flexible education use (Use Class F1a) or office use (Use Class E(g)(i)).

The proposed use would allow the site to lie in either an office use or an education use, with planning permission not being required to go from one use to the other. The proposal is sought on the basis that it would assist in making the application site more attractive to potential occupiers and offering flexibility to switch back and forth between the aforementioned uses without the need for planning permission.

The proposed occupier of the space is an Accountant Training School. Proposed waste storage would be situated at ground floor within an existing dedicated waste store.

Planning History

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

083271/FO/2007/C2 - Elevational alterations – Approved June 2007.

080582/FO/2006/C2 - Elevational alterations including 3 storey extension to 2nd floor at junction of York Street and Back George Street and creation of new office entrance via York Street – Approved October 2006.

079089/FO/2006/C2 - External alterations including 3 storey extension to second floor at junction of York Street and Back George Street and creation of new office entrance via York Street – Approved May 2006.

077515/FO/2005/C2 - External alterations including extension to first and second floors and the creation of an extension onto York Street to include the formation of a new office entrance – Approved January 2006.

Consultations & Notification Responses

Publicity – A press and site notice were published, and neighbouring properties were notified of the proposal by letter. No representations were received.

Environmental Health – No objection subject to conditions relating to waste management, operating hours and acoustics.

Highways – No objection subject to conditions relating to use class limitation and cycle storage

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-Strat 1 – 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 EC1 – Employment and Economic Growth in Manchester
- 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 CC10 – A Place for Everyone
- Policy T1 – Sustainable Transport
- Policy T2 – Accessible Areas of Opportunity and Need
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy EN19 – Waste
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below 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 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Other Legislative Requirements
Planning (Listed Buildings and Conservation Areas) Act 1990
National Planning Policy for Waste

Issues

Principle of the Development

The application would see the change of use of part of a mid-century office building into an office and/or education use (Class E(g)(i) and Class F1(a)). It is understood that the high vacancy rates have persisted in the Exchange and the proposed occupier would assist in developing a desirable business that would then contribute further to the ongoing regeneration of the City Centre.

The proposed use would see the floor occupied, enabling the site to have a sustainable use moving forward, as well as allowing it to contribute to the City Centre's economy. Indeed, the use would allow educational training for those in the financial industry.

Additionally, the nature of the flexible use applied for would allow the site to revert back to an office use should there be demand for it. On this basis, it is considered the proposal would enable the occupation of part of a building that has struggled with occupancy rates for a number of years, thereby contributing to the City Centre's economy and improving local regeneration efforts. Therefore, the proposal accords in principle with Places for Everyone Plan Policy JP-Strat1 and JP-Strat2, and Core Strategy Policies SP1, EC1, EC2, EC3, CC1 and DM1 subject to the matters discussed below.

Residential Amenity

The application site as existing is in mixed use as offices and educational services (Class E(g)(i) and Class F1(a)). Neighbouring uses are primarily commercial. Environmental Health do not object to the proposal subject to conditions relating to opening hours and acoustics.

Environmental Health stipulated that these conditions should only be attached provided that the proposed opening hours were different from those of the other suites within the building and if the proposed education use is likely to be noisy e.g. a music school.

It is considered that the noise level differences between the existing office use and flexible office/education use are so slight, especially given the proposed occupier being an accountancy training school, that any impact on neighbouring amenity would be considered to be negligible, as such, no condition requiring the submission of an acoustic study will be attached in the event of an approval. Additionally, the proposed operating hours are not known to be vastly different to that of existing operations and thus no such condition will be attached in the event of the approval. In light of this, it is considered that the development is acceptable in this regard and therefore accords with Core Strategy Policy DM1, Saved Unitary Development Policy DC26 and the National Planning Policy Framework.

Visual Amenity & Heritage

No external alterations are proposed on site. Therefore, the development would not have a material impact on the appearance of the local street scene nor the setting or significance of neighbouring Grade II listed Telephone Buildings to the south-east of the site. The proposal therefore is acceptable in this regard and accords with Core Strategy Policies CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policy DC19, Places for Everyone Plan Policy JP-P2, the Framework and the Planning (Listed Building and Conservation Areas) Act 1990.

Highway Safety

The application site is located in a highly sustainable location, lying within walking distance of bus, tram and rail infrastructure. Cycle storage facilities will be made available for use on site. No car parking facilities are proposed as part of the development, though public car parking is available within City Tower itself. Highways do not object to the proposal subject to conditions controlling the proposed use class and the provision of cycle storage. Subject to such conditions, the proposal is acceptable in this regard and accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Waste Management

The application site benefits from a dedicated waste store at ground floor, which provides space for 1no general waste bin and 1no dry recycling bin, 1no food waste bin and 1no glass bin. Environmental Health do not object to this arrangement subject to a condition that would require the development to adhere to the proposed waste management arrangements. Subject to such a condition, the development is acceptable in this regard and is in accordance with Core Strategy policies EN19 and DM1, and the National Planning Policy for Waste.

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 Places for Everyone Plan Policies JP-Strat1, JP-Strat2 and JP-P2, Core Strategy Policies SP1, EC1, EC2, EC3, CC1, CC9, CC10, T1, T2, EN1, EN3, EN19 and DM1, Saved Unitary Development Plan Policies DC19 and DC26, the 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 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 worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Conditions 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:

- LP.01: Floor 1F - Lease Plan
- LP.02: Floor 2F - Lease Plan
- AS01.1: Existing Bin Store
- Covering Letter (Prepared by Deloitte; Dated 20/06/2025)
- Site Photographs
- Waste Management Strategy

All stamped as received by the City Council as Local Planning Authority on 26/06/2025.

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.

3) The application site shall be used for office and/or education use (Class E(g)(i) and/or Class F1(a)), and for no other purpose (including any other purpose within Class E or F1 of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 No.757) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

4) The development hereby approved, shall store and present its waste and recycling for collection in accordance with the submitted Waste Management Strategy Proforma and drawing no.AS01.1 (Both received 26/06/2025) for its lifetime.

Reason - To ensure proper waste storage on site in accordance with Core Strategy Policy EN19 and DM1.

5) The users of the office and/or education use hereby approved shall have access to the application site's cycle storage facilities, as described in the submitted covering letter (Prepared by Deloitte; Dated 20/06/2025), at all times and for the lifetime of the development.

Reason - To ensure there is sufficient cycle storage provision on site in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

The Exchange, 3 New York Street, Manchester, M2 3BA
36 George Street, Manchester, M1 4HA
The Alchemist, Ground Floor, 1 New York Street, Manchester, M1 4HD
Ninth Floor, 1 New York Street, Manchester, M1 4HD
Fourth Floor, The Exchange, 3 New York Street, Manchester, M1 4HN
Ninth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Seventh Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Sixth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Fourth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Flat 605, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 101, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 201, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 203, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 301, Manhattan Building, 38 George Street, Manchester, M1 4HA
Unit E4, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Second Floor, 2 New York Street, Manchester, M1 4HJ
Unit E3, City Tower, Piccadilly Plaza, Manchester, M1 4HN
Twelfth Floor, 1 New York Street, Manchester, M1 4HD
Fourteenth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Fifteenth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Flat 305, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 109, Manhattan Building, 38 George Street, Manchester, M1 4HA
Unit 5, City Tower, Piccadilly Plaza, Manchester, M1 4HN
THE PARLIAMENT AND HEALTH SERVICE OMBUDSMAN, Third Floor, The Exchange, 3 New York Street, Manchester, M1 4HN
Basement, 2 New York Street, Manchester, M1 4HJ
Flat 303, Manhattan Building, 38 George Street, Manchester, M1 4HA
First Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Flat 205, Manhattan Building, 38 George Street, Manchester, M1 4HA
1 New York Street, Manchester, M1 4HD
The Exchange, Mosley Street, Manchester, M1 4AJ
2 New York Street, Manchester, M1 4HJ
Fifth Floor, 1 New York Street, Manchester, M1 4HD
Sixth Floor, 1 New York Street, Manchester, M1 4HD
Fifth Floor, 51 Mosley Street, Manchester, M2 3HQ
51 Mosley Street, Manchester, M2 3HQ
First Floor To Fourth Floor, 51 Mosley Street, Manchester, M2 3HQ
Fifth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Third Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Turning Point, First Floor, The Exchange, 3 New York Street, Manchester, M1 4HN
First Floor, 5 New York Street, Manchester, M1 4JB
Unit 4, City Tower, Piccadilly Plaza, Manchester, M1 4HN
The Exchange, Piccadilly Plaza, Manchester, M1 4AJ
Ground Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Second Floor, 1 New York Street, Manchester, M1 4HD
Fourth Floor, 1 New York Street, Manchester, M1 4HD
Third Floor, 1 New York Street, Manchester, M1 4HD
First Floor, 1 New York Street, Manchester, M1 4HD
5 New York Street, Manchester, M1 4JB

Twelfth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Eighth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Unit B4, The Exchange, Mosley Street, Manchester, M1 4AJ
Second Floor, The Exchange, 3 New York Street, Manchester, M1 4HN
Eighth Floor, 1 New York Street, Manchester, M1 4AD
Second Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Sixteenth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Tenth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Eleventh Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Serviced Apartment 103, Manhattan Building, 38 George Street, Manchester, M1 4HA
Serviced Apartment 106, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 105, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 102, Manhattan Building, 38 George Street, Manchester, M1 4HA
Serviced Apartment 104, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 609, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 604, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 505, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 506, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 601, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 602, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 603, Manhattan Building, 38 George Street, Manchester, M1 4HA
Serviced Apartment 405, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 501, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 502, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 403, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 503, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 404, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 406, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 304, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 306, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 107, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 202, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 302, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 402, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 108, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 206, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 204, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 401, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 607, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 608, Manhattan Building, 38 George Street, Manchester, M1 4HA
Flat 606, Manhattan Building, 38 George Street, Manchester, M1 4HA
Unit B3, The Exchange, Mosley Street, Manchester, M1 4AJ
Ground Floor, 5 New York Street, Manchester, M1 4JB
EXACTA PLC, Second Floor, 5 New York Street, Manchester, M1 4JB
BRUNTWOOD ESTATES ALPHA, Third Floor, 5 New York Street, Manchester, M1 4JB
Flat 504, Manhattan Building, 38 George Street, Manchester, M1 4HA
Third And Fourth Floor, 2 New York Street, Manchester, M1 4HJ
Seventh Floor, 1 New York Street, Manchester, M1 4HD
Eleventh Floor, 1 New York Street, Manchester, M1 4HD
First Floor, 2 New York Street, Manchester, M1 4HJ
Tenth Floor, 1 New York Street, Manchester, M1 4HD
Fifth And Sixth Floor, 1 New York Street, Manchester, M1 4HD

Appendix 2 – Planning constraints

Article 4 Direction - Multiple (Spatial)
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CENTRAL