MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143879/VO/2025
Date registered valid:	2 September 2025
Proposal:	City Council Development for the temporary change of use of public open space for the purpose of a Christmas Market for a period of 46 days.
Address:	Market Street, Manchester
Ward(s):	Piccadilly Ward
Applicant:	Robert Hutchinson Manchester City Council
Agent (if any):	
Case officer:	Lea Joseph Tel: 0161 227 3644 Email: lea.joseph@manchester.gov.uk
Recommendation:	**Approve**
Date of recommendation:	**23 October 2025**

Application details

Type of application: Regulation 3 Consent

Development type: Change of use

Date of site visit: 29 September 2025

Standard consultations:
Printed: 11 September 2025 Expired: 2 October 2025

Neighbour notifications
Printed: 9 September 2025 Expired: 30 September 2025

Site notice
Posted: 29 September 2025 Expired: 20 October 2025

Press advert
Published: 16 September 2025 Expired: 7 October 2025

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area: Upper King Street (Extension) Conservation Area 1985

Tree Preservation Order:

Description of area/site

This enclosed area of Market Street is bounded by the Arndale Shopping Centre to the East and West and High Street to the North. Forming a core part of the retail centre the site is also in close proximity to New Cathedral Street and the Corn Exchange. The street is entirely pedestrianised.

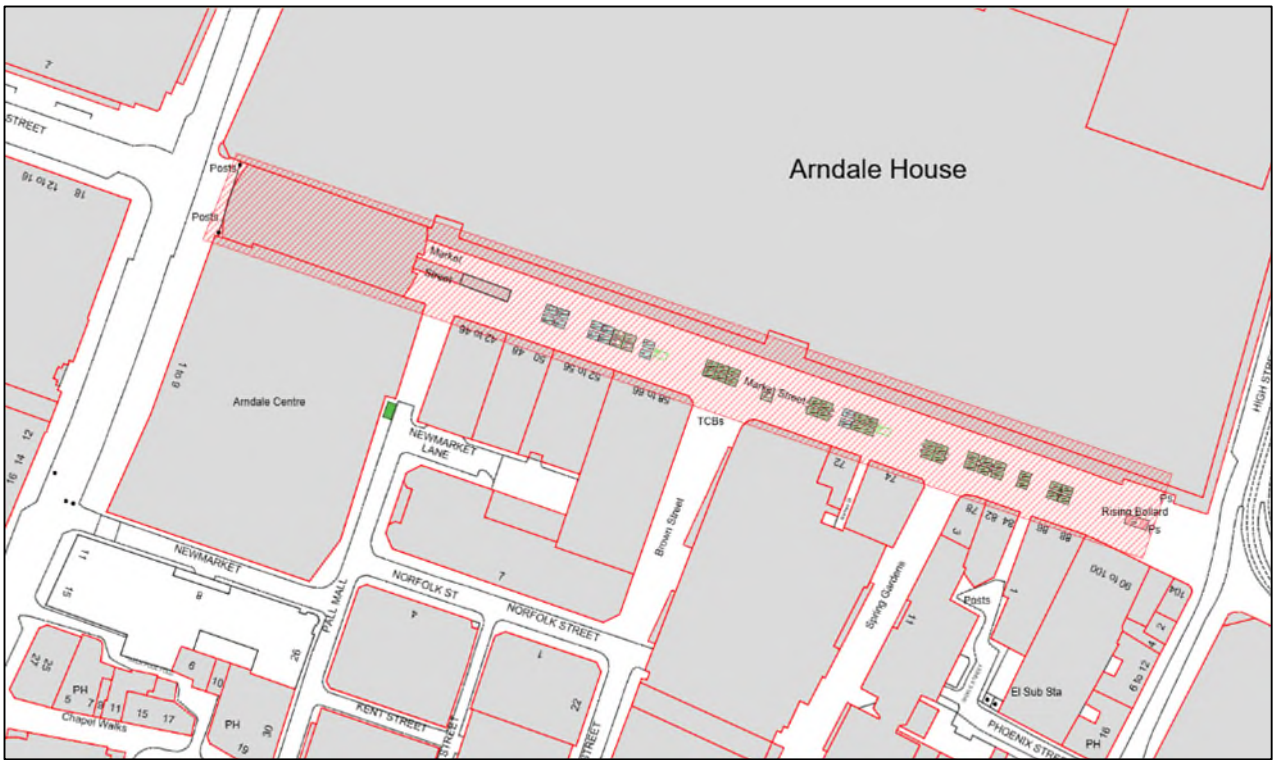
The area is defined by a lively and busy pedestrian atmosphere. The site is located within the Upper King Street Conservation Are, nearby listed assets include the Ryland Building (Grade II) at no.109- 127 Market Street, No.1 Piccadilly (Grade II), Northern Stock Exchange (Grade II), and Barclays at No.10 Norfolk Street (Grade II).





Description of development

Planning permission is sought for a temporary change of use from public open space to a Christmas Market for a period of 46 days. The Market will consist of 48 vendor structures lining both sides of Market Street. Generators will also be installed. Participating vendors generally include food and drink stalls and retail products.



Planning History

117681/VO/2017 | City Council Development for the Temporary change of use of public open space for the purpose of a Christmas Market from 10 November 2017 to 21 December 2017. (Approved November 2017)

121366/VO/2018 | City Council Development for the Temporary change of use of public open space for the purpose of a Christmas Market from 09 November 2018 to 21 December 2018. (Approved November 2018)

125153/VO/2019 | CITY COUNCIL DEVELOPMENT for temporary change of use of public open space for the purpose of a Christmas Market for a period of 43 days. (Approved December 2019).

138480/VO/2023 | City Council Development - Temporary change of use of public open space for the purpose of a Christmas Market for a period of 43 days. (Approved December 2023).

140951/VO/2024 | City Council Development - Temporary change of use of public open space for the purpose of a Christmas Market for a period of 45 days. (Approved November 2024)

Consultations & Notification Responses

Highway Services – No objections or comments.

Environmental Health – No objections or comments.

Greater Manchester Police – No objections, security measures included in Design and Access statement are deemed to be acceptable.

Metrolink – No objections or comments.

Policy

Manchester Core Strategy (2012-2027)
SP1 Spatial Principles
CC1 Primary Economic Development Focus: City Centre and Fringe
CC4 Visitors – Tourism Culture and Leisure
C10 Leisure and the Evening Economy
EN3 Heritage
DC10 Food and Drink Uses
DM1 Development Management
EN19 Waste

Saved Unitary Development Plan Policies
DC18 Conservation Areas
DC22 Footpath Protection

Places for Everyone Joint Development Plan (Adopted 2024)
JP-Strat2 City Centre
JP-P1 Sustainable Places
JP-P2 Heritage
JP-P5 Streets for All

Other Material Considerations:

National Planning Policy Framework
Chapter 6 Building a strong and competitive economy
Chapter 12 Achieving well-designed places
Chapter 16 Conserving and enhancing the heritage environment

Issues

Principle of Development

The proposed use forms part of a network of eight Christmas Markets throughout the City Centre. The Christmas Markets therefore form part of the winter placemaking strategy of the Council and enhance the leisure offer for residents and visitors alike. These developments have taken place for a number of years.

The proposal would further the strategic goal of supporting economic development, tourism and leisure use in Manchester City Centre as outlined in Core Strategy policy CC9 and Places for Everyone JP-Strat2. The Market itself will contribute, and it's location within the retail core will drive traffic to other surrounding businesses.

Given this the market constitutes an animated use of public space that take advantage of a highly active area of the City Centre. The proposal is therefore acceptable pursuant to policies C10, CC9, SP1, JP-Strat2 and the National Planning Policy Framework subject to the considerations detailed below.

Amenity / Hours of Operation

The proposed hours of use are 10:00 to 20:00 Monday through Saturday and 10:00 to 18:00 on Sunday.

These hours would be conditioned as part of the decision in order to ensure the impact on neighbouring amenity in minimised. The Environmental Protection Service has reviewed these hours and deemed them acceptable. The proposed generators include built in noise suppression to further minimise harm to aural amenity. As such the proposal effectively meets policies DM1, SP1 and DC10.

Visual Amenity and Heritage

The proposed market would see the erection of several timber market stalls on Market Street. The temporary, reversible nature of the proposal would be acceptable pursuant to policies

Market Street is located within the Upper King Street Conservation Area. As is required by National Planning Policy Framework Chapter 16 the impact on the historic environment must be weighed against potential public benefit. It is considered that the proposal, as a temporary use, would have less than substantial harm to the character of the Conservation Area, this impact would be outweighed by the public benefits of the proposals' boost the economy of the business that form the use and surround Market Street, and the public enjoyment of the temporary

activation of a public space. The proposal is therefore acceptable pursuant to policies SP1, DC18, JP-P2 and EN3.

Public Safety and Crime

The proposed layout of the market stalls would allow for safe pedestrian movement throughout the length of the market. Layout has been approved by Greater Manchester Police. Exit points on High Street, Cross Stret and Corporation Street would remain accessible during the proposed use. Emergency access points will remain unaffected. Servicing hours will be managed by an on-site team and vehicle access would be prohibited during operating hours.

A trained paramedic would be present on site during operating hours.

A detailed statement that outlines Fire Safety, Emergency Evacuation, and Major Incident Procedure has been submitted as part of the application. This was deemed acceptable by Greater Manchester Police and the Greater Manchester Counterterrorism Unit. Given the above the proposal is therefore acceptable pursuant to policies SP1, JP-P1 and DM1.

Accessibility

The proposed layout of the market stalls would leave space on Market Street for wheelchair users to safely access and navigate the temporary use. As such the proposal is acceptable pursuant to policies DC22, JP-P5, and SP1.

Waste Management

Policy EN19 requires that waste management forms a key element of development proposals in order to encourage adherence to the waste hierarchy and reduce impact on Manchester's existing landfills.

Waste is to be minimised by using reusable cups and glasses, when possible, food/drink stalls are required to employ biodegradable eating utensils and dinnerware. Refuse containers will be sited at Pall Mall and along Market Street, with agreements for regular waste collection and recycling confirmed in the Design and Access Statement.

As such the waste management procedures are acceptable pursuant to policies DM1 and EN19.

Conclusion

In totality the temporary use proposal is well-considered with minimal impact on the historic environment of the Conservation Area. It presents an exciting temporary use that engages local residents and visitors to Manchester in a core area of economic activity. Management procedures would reduce the aural impact on residential amenity, and the layout of the proposed market stalls effectively allows navigation for able bodied and disabled visitors. Detailed information on crime prevention and crowd management further meets requirements

for large scale developments. Given these details the proposal is therefore acceptable pursuant to Saved Unitary Development Plan policy DC22, Manchester Core Strategy policies SP1 CC1, EN3, DC10, DM1, EN19, Places for Everyone policies JP-Strat2, JP-P1 and JP-P2 and 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 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
In assessing the merits of a planning application, officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. All such issues have been resolved due to the discussions within the applicant and the conditions.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The permission hereby granted is for a limited period only, expiring on 22 December 2025 and the use comprising the development for which permission is hereby temporarily granted is required to be discontinued on the date of expiry.

   Reason - The use hereby approved is of a temporary nature only and pursuant to Core Strategy policies SP1, DM1 and Saved Unitary Development Plan policy DC18.

2) The structures hereby permitted shall be discontinued no later than the 23 December 2025 and the fixings and works comprising the development are required to be removed no later than one week from the use ceasing.

Reason - The use and buildings are required to cease and be removed from spite within a specified timescale in order to allow reinstatement of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) Within two weeks prior to the expiration of the temporary period, a scheme to restore the land shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme shall be implemented within one month of the use ceasing and thereafter retained and maintained in accordance with this scheme.

Reason - To ensure that the land is reinstated to an appropriate standard in the interest of visual amenity and to restore the recreational value of the site pursuant to policies SP1, DM1 of the Manchester Core Strategy (2012).

4) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawing (Location Plan): MCC-XX-DR-B-006 (Received 2 September 2025)
Drawing (Site Plan): MCC-XX-DR-B-014 (Received 2 September 2025)
Document: Design and Access Statement Manchester Christmas Markets 2025 (Received 2 September 2025)

Reason - To ensure 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.

5) The approved use shall operate in accordance with the following hours:

10:00 to 20:00 Monday through Saturday

10:00 to 18:00 on Sunday

Reason - To safeguard the amenity of the surrounding residential occupiers, pursuant to policies SP1 and DM1 of the Core Strategy.

6) The generators used at the market site shall be Stage V 60kVa Generators provided by John F Hunt Power, as outlined in the approved specification (Received 9 October 2025).

Reason - In order to safeguard residential amenity and reduce noise and general disturbance pursuant to policies SP1 and DM1 of the Core Strategy.

7) The details of the Waste Management scheme as set out in the approved 'Design and Access Statement Manchester Christmas Markets 2025' document received by the City Council as the Local Planning Authority on 2 September 2025 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Counter Terrorism Policing North West (CTPNW)
Highway Services
Environmental Health
Greater Manchester Police
Metrolink

First And Second Floor, 82 - 84 Market Street, Manchester, M1 1PD
Basement, 82 - 84 Market Street, Manchester, M1 1PD
Ocean Dental Manchester, Second Floor, Boots, 32 Market Street, Manchester, M1 1PL
Boots, 32 Market Street, Manchester, M1 1PL
City Health Centre, Second Floor, 32 Market Street, Manchester, M1 1PL
Advertising Right JC Decaux Outside 52, Market Street, Manchester, M1 1PW
Scappaticci, Kiosk Adjacent 42 To 46, Market Street, Manchester, M1 1PW
Stall Adjacent 82 To 84, Market Street, Manchester, M1 1PD
Sugar Hut, Kiosk Adjacent 74 To 76, Market Street, Manchester, M1 1PD
68 - 70 Market Street, Manchester, M1 1PW
39 Market Street, Manchester, M1 1WR
Hutchinson 3G, 27B Market Street, Manchester, M1 1WR
74 - 76 Market Street, Manchester, M1 1PN
Third Floor And Fourth Floor, 86 - 88 Market Street, Manchester, M1 1PD
Lloyds Bank PLC, 42 - 46 Market Street, Manchester, M1 1PW
What A Potato, Kiosk, Market Street, Manchester, M1 1PD
1 Pall Mall, Manchester, M2 1JR
29A Market Street, Manchester, M1 1WR
29B Market Street, Manchester, M1 1WR
First Floor And Second Floor, 3 Spring Gardens, Manchester, M2 1FB
Metro Bank, 45 Market Street, Manchester, M1 1WR
27 Market Street, Manchester, M1 1WR
First Floor, 58 - 66 Market Street, Manchester, M1 1PW
72 Market Street, Manchester, M1 1PN
48 - 50 Market Street, Manchester, M1 1PW
37 Market Street, Manchester, M1 1WR
First Seccond Floor And Third Floors, 90 - 100 Market Street, Manchester, M1 1PB
Basement, 49 Market Street, Manchester, M1 1WR
41 - 43 Market Street, Manchester, M1 1WR
Ground Floor, 78 Market Street, Manchester, M1 1PD
31 Market Street, Manchester, M1 1WR
3 Spring Gardens, Manchester, M2 1FB
Second And Third Floor, 3 Spring Gardens, Manchester, M2 1FB
78 Market Street, Manchester, M1 1PD
1 Brown Street, Manchester, M2 1DA
ALDI, 55A Market Street, Manchester, M1 1WR
58 - 66 Market Street, Manchester, M1 1PW
82 - 84 Market Street, Manchester, M1 1PD
102 - 104 Market Street, Manchester, M1 1PB
52 - 56 Market Street, Manchester, M1 1PW
Basement To First Floor, 86 - 88 Market Street, Manchester, M1 1PD
25 Market Street, Manchester, M1 1WR
23 Market Street, Manchester, M1 1WR
21 Market Street, Manchester, M1 1WR

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 - Upper King Street (Extension) Conservation Area 1985
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 (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) -
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Area Team Boundary - Name: CENTRAL