

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143151/FO/2025
Date registered valid: 26 June 2025
Proposal: Elevation alterations consisting of new tiles to elevation.
Address: 73 - 75 Oldham Street, Manchester, M4 1LW
Ward(s): Piccadilly Ward

Applicant: Star pubs & bars limited
Agent (if any): Rifaquat Khwaja Inventive Design Associates
Case officer: Lea Joseph
Tel: 0161 227 3644
Email: lea.joseph@manchester.gov.uk

Recommendation: **Approve**
Date of recommendation: **19 August 2025**

Application details

Type of application: Full Application Consent

Development type: Minor Retail

Date of site visit: 25 July 2025

Standard consultations:

Printed: 4 July 2025 Expired: 25 July 2025

Neighbour notifications

Printed: 4 July 2025 Expired: 25 July 2025

Site notice

Posted: 25 July 2025 Expired: 15 August 2025

Press advert

Published: 8 July 2025 Expired: 29 July 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

No.73-75 Oldham Street is a commercial building on one of the prime roadways of the Northern Quarter. The two-story building has historically been used for restaurant and bar uses. The shopfront features wide pilasters, two entry doors and moulding across the façade.

The site includes glazing at the ground floor, and smaller windows on the upper storeys.

The site is located within the Smithfield Conservation Area; the site borders the Stevenson Square Conservation Area.



Listed building: Not applicable

Conservation area: Smithfield Conservation Area 1987

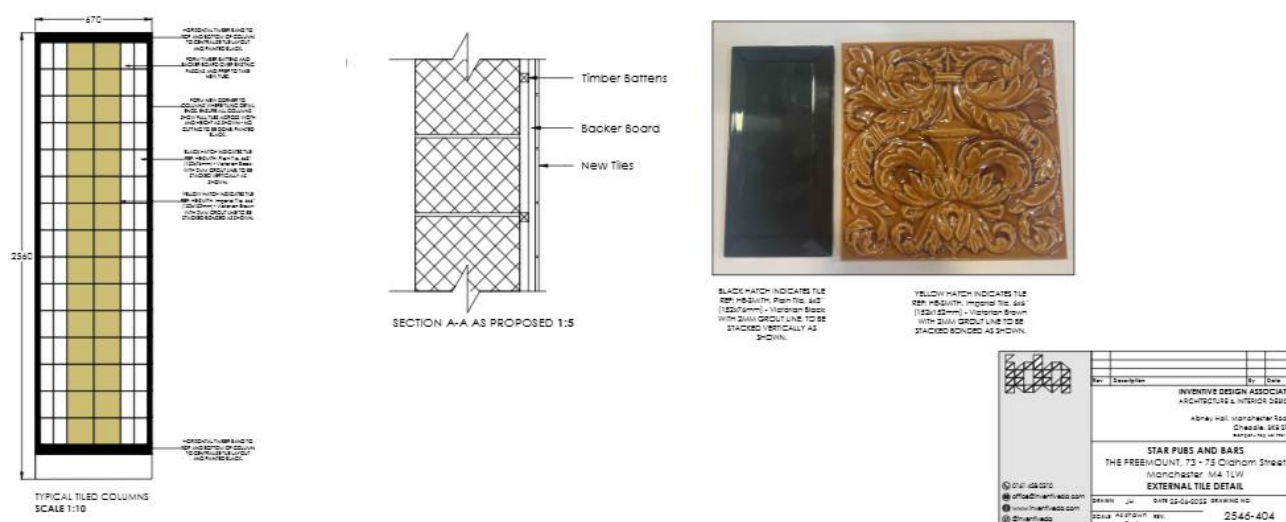
Tree Preservation Order: Not applicable

Description of area

The Northern Quarter has a distinct character, defined by historic market halls, converted residential buildings and significant contemporary residential and food/drink uses. The area remains active with a broad daytime commercial offer and a nighttime offer of independent bars and restaurants. Large areas of pedestrianisation on Dale Street, Hare Street and Edge Street, are filled with street furniture, further defining the area's character. Oldham Road has a variety of uses including bars, restaurants (Class E), standalone and upper storey residential (Class C3) and commercial.

Description of development

Full planning consent is sought for the installation of tiling to the façade elevation on pilasters and stall risers.



Consultations & Notification Responses

Publicity

The application was advertised as affecting a conservation areas and a site notice was posted adjacent to the site. Letters have also been sent out to local businesses and residents. 2 comments were received, one objection and one neutral. They can be summarised as follows:

- Concerned about possible noise pollution due to live music; Referenced single glazed windows as poor insulation for live music. Referenced proposed signage as obtrusive in the area.
- No issue with the proposed tiles. Expressed concerns about noise from previous occupant and suggested that applicant take measures to reduce potential impact on residential amenity.

Highways – No objections. Requested an informative related to servicing on Oldham Road be included with decision. Requested a Construction Management Plan be conditioned.

Environmental Health – No objections. They note that the proposal would increase the soundproofing of the building by installing tiles on the façade.

Policy

The policies relevant to the consideration of this application are as follows:

Saved Unitary Development Plan Policy

DC14 Shopfronts and Related Signs

DC18 Conservation Areas

Manchester Core Strategy 2012-2027

SP1 Spatial Principles

C10 Leisure and the Nighttime Economy

Places for Everyone Joint Development Plan (Adopted March 2024)

JP-P2 Heritage

Other Material Considerations:

National Planning Policy Framework

Chapter 12 Achieving Well-Designed Places

Issues

Principle of Development

The proposed development would support the ongoing bar use by a new tenant. The proposal would enhance the overall offer of the Northern Quarter. The development meets the strategic goal of enhancing the nighttime and leisure economy and would not have a detrimental impact on local amenity nor the core retail area.

Given the above the proposal is consistent with policies SP1 and C10.

Visual amenity and impact on Conservation Area

Policy JP-P2 dictates the importance of the historic environment to 'sense of place' and character within Manchester. DC 18.1 outlines the importance of preserving and enhancing the character of Conservation Areas. Chapter 12 of the National Planning Policy Framework requires that development 'add to the overall quality to the area' and is 'sympathetic to local character and history'.

The proposal would not have a negative impact on the visual amenity of the site or surrounding area. The proposed tiling would enhance visual interest at the ground level and elevate the appearance of the existing black timber façade. The chosen tiles are composed of traditional materials, have been reviewed by the Local Planning Authority and are deemed acceptable. Therefore, the development would be consistent with policies DC14 and SP1.

Tiled facades and buildings can be noted throughout the Smithfield Conservation Area including at No.7-9 Swan Street, No.28-30 Oldham Street, No.52 Oldham and No.36 Shudehill. Thus,

there is a visual precedent of tiled facades and shopfronts within the area. The appearance of the shopfront would therefore be unobtrusive and in keeping with the character of the area. The selected tiles are feature a traditional Victorian design and appearance, thereby preserving the character of the Conservation Area. As such the proposal would be consistent with policies JP-P2, DC18 and Chapter 12 of the National Planning Policy Framework.

Response to Neighbour Comments

The application is not for a change of use or and advert and as such comments related to noise, signage and internal stage are not relevant to this application.

Response to Highways Comments

A Construction Management Plan suggested but was not deemed appropriate for a scheme of this scale.

Conclusion

The proposed design is a creative response to the area's context and would provide an enhancement to the elevation and therefore the character of the Conservation Area. The selected materials are considered to be sympathetic to the existing building and historic character.

Given the above, the proposal would meet the requirements of the Unitary Development Plan policies DC18 and DC14, Core Strategy policies C10 and SP1 and Places for Everyone policy JP-P2.

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance, this has included ongoing advice that has resolved the issues associated with the proposal.

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

- 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:

Drawing: 2546-303 (Received 02 July 2025)

Drawing: 2546-304 (Received 02 July 2025)

Drawing: 2546-404 (Received 02 July 2025)

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC19 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

- 3) The permission hereby granted is for installation of external tiling as detailed below:

HE-SMITH, Plain Tile, 152x76mm - Victorian Black

HE-SMITH, Imperial Tile, 152x152mm - Victorian Brown

Reason - To safeguard visual amenity pursuant to policy DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Transport For Greater Manchester

First Floor, 46 - 50 Oldham Street, Manchester, M4 1LE
5 Hilton Street, Manchester, M4 1LP
3 Hilton Street, Manchester, M4 1LP
9 Hilton Street, Manchester, M4 1LP
Flat 4, Atlantic House, 77 - 85 Oldham Street, Manchester, M4 1EB
Flat 2, Atlantic House, 77 - 85 Oldham Street, Manchester, M4 1EB
Flat 9, Norvic House, 7 Hilton Street, Manchester, M4 1LP
Flat 8, Norvic House, 7 Hilton Street, Manchester, M4 1LP
Flat 7, Norvic House, 7 Hilton Street, Manchester, M4 1LP
15 Hilton Street, Manchester, M1 1JJ
Flat 6, Norvic House, 7 Hilton Street, Manchester, M4 1LP
Flat 5, Norvic House, 7 Hilton Street, Manchester, M4 1LP
Flat 4, Norvic House, 7 Hilton Street, Manchester, M4 1LP
Flat 1, Norvic House, 7 Hilton Street, Manchester, M4 1LP
Flat 3, Norvic House, 7 Hilton Street, Manchester, M4 1LP
Flat 2, Norvic House, 7 Hilton Street, Manchester, M4 1LP
Ground Floor, 56 Tib Street, Manchester, M4 1LG
Ground Floor And Basement, 60 Tib Street, Manchester, M4 1LG
First Floor 60 To 68 Tib St And Basement To First Floor, 77 - 83 Oldham Street, Manchester, M4 1LW
Flat 3, Atlantic House, 77 - 85 Oldham Street, Manchester, M4 1EB
Flat 1, Atlantic House, 77 - 85 Oldham Street, Manchester, M4 1EB
60 Tib Street, Manchester, M4 1LG
1 Hilton Street, Manchester, M4 1LP
42 - 44 Oldham Street, Manchester, M4 1LE
58 Tib Street, Manchester, M4 1LG
First Floor And Second Floor, 56A Tib Street, Manchester, M4 1LG
77 - 83 Oldham Street, Manchester, M4 1LW
Basement, 71 Oldham Street, Manchester, M4 1LW
Ground Floor, 71 Oldham Street, Manchester, M4 1LW
Basement, 15 Hilton Street, Manchester, M1 1JJ
Ground Floor, 46 - 50 Oldham Street, Manchester, M4 1LE
Basement, 46 - 50 Oldham Street, Manchester, M4 1LE
Second Floor, 46 - 50 Oldham Street, Manchester, M4 1LE
46 - 50 Oldham Street, Manchester, M4 1LE
Hilton Chambers, 15 Hilton Street, Manchester, M1 1JJ

Appendix 2 – Planning constraints

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