MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143192/FO/2025
Date registered valid:	12 June 2025
Proposal:	Installation of 1no. door, extract flue and roof plant.
Address:	Redfern Building, Redfern Street, Manchester, M4 4AH
Ward(s):	Piccadilly Ward
Applicant:	NOMA (GP) Ltd
Agent (if any):	Ms Holly Gerrard ID Planning
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: Minor Other

Date of site visit:

Standard consultations:
Printed: 20 June 2025 Expired: 11 July 2025

Neighbour notifications
Printed: 20 June 2025 Expired: 11 July 2025

Site notice
Posted: 23 June 2025 Expired: 14 July 2025

Press advert
Published: 24 June 2025 Expired: 15 July 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the seven storey, Grade II listed, Redfern Building on Redfern Street. The application property dates from 1936, and formed part of the Co-operative's estate, being utilised as offices and a warehouse. The property has a clear art deco style, featuring curved corners and prominent window bands. The building derives it's significance from its role within the Co-operative movement and how it is one of only two 1930s buildings within the Co-op estate to survive. The application property has undergone significant alteration in the mid-2010's with the pedestrianisation of Redfern Street and the creation of Sadler's Yard. The works saw the ground level of the application site drop significantly, which in turn required a new lower ground floor to be created. The application site has an extant planning permission for the use of the ground floor as a café, or restaurant (Both Class E(a)) or drinking establishment (Sui Generis).

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within Manchester City Centre, and lies within the area known as NOMA, a regeneration scheme covering the land within the Co-operative Group's ownership. Much of the land to the south of the site lies within the Shudehill Conservation Area. Neighbouring built development largely comprises of the former Co-operative estate, now NOMA estate. Built development includes Sadler's Yard, a public square that features hard and soft landscaping measures consisting of shrubs, semi-mature trees, public benches and decorative paving. A high number Grade II listed buildings, including the Hanover Building, Old Bank Building, New Century House, Cooperative Society Building, Holyoake House and CIS Tower, are present within the

local street scene. Neighbouring uses are comprised of a variety of commercial office (Class E(g)(i)) and restaurant and drinking establishment uses (Class E(b) and Sui Generis).

Description of development

The application seeks planning permission for the installation of a new doorway, external extract flue and 2no roof mounted air conditioning units.

The proposed door would be situated on the site's front elevation fronting out onto Sadler's Yard and would provide a dedicated access to the property's plant room. The plant room is a building wide plant room, currently only accessible through the ground floor commercial unit. The door would feature an aluminium frame coloured black to fit with the other door and window frames situated on the property's lower ground floor. By providing The doorway, independent access to the plant room would be provided, avoiding the need to enter the ground floor commercial unit to gain access to it.

The proposed flue would enable odour extraction for any Class E(a) café or restaurant occupier, as well as bar use (Sui Generis). The proposed flue would be situated within the property's lightwell being screened from viewpoints along the public highway.

The 2no proposed air conditioning units would be placed atop the property's roof within the confines of its plant screen.

Planning History

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

143193/LO/2025 - Listed building consent for installation of 1no. door, extract flue and roof plant, and internal alterations including installation of secondary glazing – Application pending consideration.

126964/JO/2020 - S19 application to amend conditions 2 (Approved Dwgs and Documents) and 3 (Materials) attached to application ref no 121291/LO/2018 – Approved June 2020.

126845/JO/2020 - S73 application to amend conditions 2 (Approved Dwgs and Documents) and 3 (Materials) attached to application ref no 121290/FO/2018 – Approved June 2020.

121291/LO/2018 - Listed Building Consent for internal and external alterations including replacement of non-original timber windows and refurbishment of steel windows; elevation works including the creation of new shopfronts to Sadler's Yard and Mayes Street elevations, the opening up of a new doorway at roof level; partial removal of floor at Level 2 to facilitate the creation of a double-height retail unit; installation of an office accommodation stair between Levels 6 and 7; repair of existing stair and lobby areas; installation of new rooftop plant and screen; and associated works all associated with Change of use at Levels 1 and 2 from B1 office use to A1 (shop) or A3 (restaurant and café) or A4 (Drinking Establishment) (Unit 1), A4 (Drinking Establishment) (Unit 2) and A1 (shop), A4 (Drinking Establishment), B1 (office and workshop), D1 (exhibition space) and D2 (assembly and leisure) (Sui Generis) use, retention and refurbishment of B1 offices above – Approved December 2018.

121290/FO/2018 - Change of use at Levels 1 and 2 from B1 office use to A1 (shop) or A3 (restaurant and café) or A4 (Drinking Establishment) (Unit 1), A4 (Drinking Establishment) (Unit

2) and A1 (shop), A4 (Drinking Establishment), B1 (office and workshop), D1 (exhibition space) and D2 (assembly and leisure) (Sui Generis) use, retention and refurbishment of B1 offices above and provision of cycle storage and showers, and bin storage along with external works relating to the reuse and refurbishment of the building including works to the windows and elevations (replacement of non-original timber and refurbishment of steel), creation of new shopfronts to Sadler's Yard and Mayes Street elevations, creation of an amenity terrace at roof level including external alterations to facilitate a new doorway, introduction of external plant and screen at roof level and associated works – Approved December 2018.

105522/FO/2014/C2 - Public realm works including creation of new public open space with hard and soft landscaping and street furniture, external alterations to New Century Hall and House to create pedestrian connection between Miller Street and Balloon Street, soft landscaping to Miller Street, alterations to external appearance of adjacent buildings including making good following lowering of adjacent pavement level (and including introduction of new stepped access to Redfern Building), resurfacing works to Hanover Street, Dantzic Street and Federation Street, resurfacing of footway along Balloon Street, change of use of lower ground floor of New Century Hall and House to Class A1 (Shop) use or Class A3 (Restaurant and Café) Use and installation of new shop fronts, servicing doors and louvres, works associated with closure of part of Dantzic Street at junction with Miller Street to all traffic except servicing vehicles and drop-off access and ancillary works associated with the above – Approved June 2014.

105521/LO/2014/C1 - LISTED BUILDING CONSENT for external alterations associated with creation of new public open space (proposed by application ref no 105522) as a consequence of the lowering of the adjacent street level including the provision of new access steps to the retained Redfern Street entrance – Approved June 2014.

Consultations & Notification Responses

Publicity – A site notice and press notice were published, as well as neighbour notification letters dispatched. No representations were received.

Environmental Health – No objection subject to conditions relating to plant acoustics and odour extraction.

Highways – No objection subject to informatives relating to highway hoarding and pedestrian management.

Greater Manchester Police – No objection received.

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-Strat1 – 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 CC2 – Retail
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC9 – Design and Heritage
- Policy CC10 – A Place for Everyone
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- 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 DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC26 – Noise and Development

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 external alteration of an unoccupied property to allow for easier occupation by a commercial occupier. It is acknowledged that the NOMA Estate is an ongoing regeneration project within a key area of Manchester City Centre that contributes significantly to the City's economic growth. The application site has struggled to find a permanent occupier since a commercial use was approved within it under permission 121290/FO/2018 in December 2018. It is recognised that the proposed works would realise general improvement works to the commercial unit helping to attract a potential occupier. On this basis, the proposal is considered would assist local regeneration efforts and therefore accords in principle with Places for Everyone Plan Policies JP-Strat1 and JP-Strat2, Core Strategy Policies SP1, EC1, EC2, EC3, CC1, CC2, CC4 and DM1, subject to the matters discussed below.

Visual Amenity and Heritage

The proposed external alterations would affect the property's lower ground floor along its Sadler's Yard elevation, alterations to the property's roof top plant and lightwell. The proposed doorway would be of a like for like design compared to that of existing doorways within the property's lower ground floor. On this basis, this element of the proposal would have a neutral appearance on local visual amenity. The proposed air conditioning units would be confined within the property's plant screen and thus would have no impact on the wider appearance of the application site, on this basis, this element of the development would have a neutral impact on the appearance of the application site. Similarly, the proposed flue would be located within the property's lightwell and thus be screened from external views of the property from the public highway, thus having a neutral impact on the appearance of the host property, adjacent conservation area and wider street scene. In light of this, it is considered the proposal is acceptable and would have a neutral

impact on the significance of the Redfern Building as Grade II listed property, and that of the adjacent Shudehill Conservation Area, all in accordance with Places for Everyone Plan Policy JP-P2, Core Strategy Policies CC9, EN1, EN3 and DM1, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990.

Residential Amenity

The application would see the external alteration of a property with an extant permission to allow it to be operated as a commercial café, restaurant or bar. The proposed works will allow for easier occupation by a commercial occupier with odour extraction and air conditioning secured on site. Environmental Health do not object to the proposal subject to conditions requiring the submission of an acoustic report and a scheme for the control and extraction of odours from the premises. Subject to such conditions, it is considered that the development is acceptable in this regard and therefore accords with Core Strategy Policies SP1 and DM1, Saved Unitary Development Plan Policy DC26, and the National Planning Policy Framework.

Highway Safety

The proposed extraction flue and air conditioning units would be sited within the confines of the application site. The proposed plant room door would face out onto a pedestrianised public square, with the proposed plans noting that the door will open inwards away from the public highway. Highways do not object to the proposal subject to an informative regarding highway hoarding. Subject to a condition that would require the door to open away from the public highway and an informative relating to highway hoarding, the proposal is acceptable in this regard and therefore accords with Core Strategy Policy DM1, and the National Planning Policy Framework.

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, CC2, CC4, CC9, CC10, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18, DC19 and DC26, the National Planning Policy Framework, and the Planning (Listed Building 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.

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:

- 7266-SRA-XX-XX-DR-A-00800 Rev P01: Site Location Plan (Received 12/06/2025)
- 7266-SRA-XX-XX-DR-A-00802 Rev P01: Site Plan Proposed (Received 12/06/2025)
- 7266-SRA-XX-XX-DR-A-20825 Rev P01: East Elevation Proposed (Received 12/06/2025)

o 7266-SRA-XX-XX-DR-A-20826 Rev P01: North Elevation Proposed (Received 12/06/2025)
o 7266-SRA-XX-XX-DR-A-20827 Rev P01: West Elevation Proposed (Received 12/06/2025)
o 7266-SRA-XX-XX-DR-A-21836 Rev P01: Mayer Street North Elevation Making Good/Fabric Analysis Proposed (Received 12/06/2025)
o 7266-SRA-XX-XX-DR-A-21837 Rev P01: Sadler's Yard West Elevation Making Good/Fabric Analysis Proposed (Received 12/06/2025)
o 7266-SRA-XX-RF-DR-A-00818 Rev P02: Roof Plan Existing
o 726-SRA-XX-RF-DR-A-01818 Rev P01: Roof Plan Demolition (Received 12/06/2025)
o 7266-SRA-XX-RF-DR-A-20808 Rev P02: General Arrangement Roof Plan Proposed
o 7266-SRA-XX-XX-DR-A-01826 Rev P01: North Elevation Demolition (Received 12/06/2025)
o 7266-SRA-XX-XX-DR-A-01827 Rev P02: West Elevation Demolition
o 7266-SRA-XX-XX-DR-A-20828 Rev P02: Lightwell Elevations Proposed
o 7266-SRA-XX-XX-DR-A-32800 Rev P02: Sadler's Yard Window to Door Plan, Section and Elevation
o SOW Document Rev 2 (Prepared by Overbury; Dated 04/08/2025; Received 06/08/2025)
o Design & Access Statement (Prepared by Sheppard Robson; Dated & Received 06/08/2025)
o Heritage Statement (Prepared by ID Planning; Dated June 2025; Received 12/06/2025)
o Redfern - Scope of Works Document (Dated 02/05/2024; Received 12/06/2025)
o Noise Impact Assessment (Prepared by ARUP; Dated 30/05/2025; Received 12/06/2025)
o Redfern Whitebox - Ventilation Strategy File Note (Prepared by ARUP; Dated 29/05/2025; Received 12/06/2025)
o Proposed Whiteboxing Works (Prepared by Lyons Thompson Letts; Dated & Received 23/06/2025)

All stamped as received by the City Council as Local Planning Authority on 01/08/2025, unless specified otherwise.

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) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences. Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In order to safeguard the amenities of occupiers of neighbouring properties in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

4) a) Externally mounted ancillary plant, equipment and servicing, including any louvred extract or plant located behind any building louvred extract shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating

from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority

b) Prior to the operation of the scheme, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - In order to safeguard the amenities of occupiers of neighbouring properties in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

5) No doors to ground floor spaces (other than those designated as fire exits) shall open outwards onto adjacent pedestrian routes.

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

Informatives

1) 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.

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
Greater Manchester Police

Third Floor, Holyoake House, Hanover Street, Manchester, M60 0AS
Ground Floor, Holyoake House, Hanover Street, Manchester, M60 0AS
CIS Building, Miller Street, Manchester, M60 0AL
Old Bank Building, Hanover Street, Manchester, M4 4AH
Second Floor, Holyoake House, Hanover Street, Manchester, M60 0AS
Basement, Holyoake House, Hanover Street, Manchester, M60 0AS
Fifth Floor, New Century House, Corporation Street, Manchester, M60 4ES
Sadlers Cat, 40 Hanover Street, Manchester, M4 4AH
Holyoake House, Hanover Street, Manchester, M4 4AH
New Century House, Corporation Street, Manchester, M4 4GY

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
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
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) -
Area Team Boundary - Name: CENTRAL