

Development Management – Central Team
Planning, Building Control & Licensing
Manchester City Council
Town Hall Extension
Lloyd Street
Manchester
M2 5DB

Our Ref: EKPS/250405/ESK

Submitted via the Planning Portal

4 August 2025

Dear Sir or Madam,

Victoria House, Great Ancoats Street, Manchester M4 7AB – Application for Full Planning Permission for Alterations to External Appearance of the Ground Floor Commercial Unit

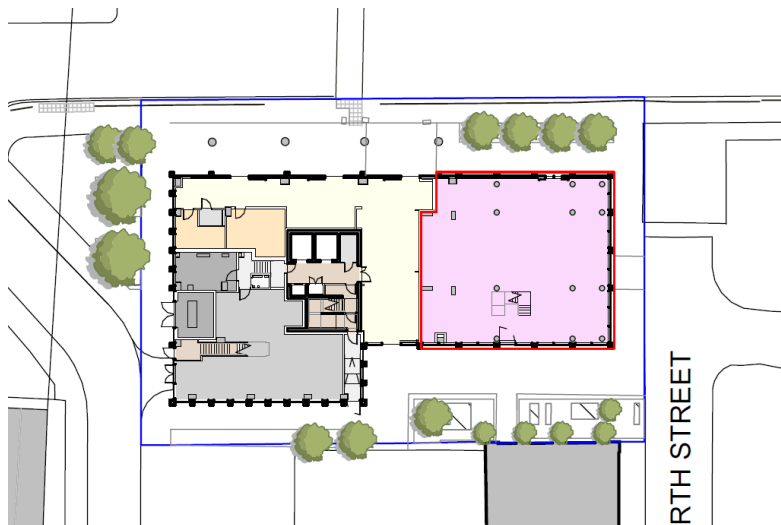
Planning Portal Reference: PP-14213985

On behalf of our client FG Victoria House Limited we are pleased to submit to Manchester City Council (“MCC”) an application for full planning permission for alterations to the external appearance of the ground floor commercial unit at Victoria House, 250 Great Ancoats Street in Manchester.

The description of development is as follows:

“Alterations to commercial unit frontage to allow the introduction of 3 no. louvres, along with alterations to 3 no. doorways.”

The associated red-line (0.03 hectares in size) and blue-line boundary is shown in **Figure 1**.



^ Figure 1

Approval for these alterations forms a necessary first step in the planning process which will subsequently enable the committed food retailer to occupy the commercial unit in line with their commercial agreement with the applicant and the use classes granted by the relevant planning permission (Use Class A1; now Use Class E).

It is recognised that further approvals will subsequently be required with regard to conditions set out in the relevant implemented planning permission; these applications will be submitted separately for approval to MCC in due course.

Relevant Planning History

The original planning permission for the site was granted by MCC on 26 August 2020:

“Erection of a part 25 part 3 storey residential tower (Use Class C3) for 177 apartments comprising 59 x 1 bed (34 x 1 bed 1 person and 25 1 bed 2 person), 113 x 2 bed (44 x 2 bed 3 person and 69 x 2 bed 4 person) and 5 x 3 bed (3 bed 5 person) with ground floor commercial space (Use Class A1, A2, A3, A4 and D1) above partial basement level associated shared amenity spaces at 3rd floor level, realm enhancements following demolition of existing buildings.”

A Non Material Amendment application was subsequently approved by MCC on 13 July 2022 (application reference 131607/NMC/2021) which allowed alterations to the Description of Development; specifically:

- The number of 1 bed 2 person units was reduced by 2 no.; and,
- The number of 2 bed apartments was increased by 2 no., with a shift from 3 person to 4 person units.

Alongside this a ‘Section 73’ consent was granted on the same day (application reference 131634/JO/2021) which allowed a variation of the approved drawings (Condition 2); the landscaping scheme (Condition 11); and the Energy & Environmental Standards Statement (Condition 14).

The Proposals

Following the granting of planning permission and the subsequent delivery of the scheme, the applicant has been in discussions with a food retailer who is now seeking to lease the ground floor unit.

Introduction of Mezzanine Floor

As a result of their discussions a detailed review of the consented ground floor space has taken place. Following this initial review it was concluded that due to the shape of the unit and the fact that three of the four walls comprise floor-to-ceiling glazing, it was necessary to introduce a mezzanine level: this would introduce necessary additional floorspace from a functional perspective, but also provide an opportunity to include the plant equipment that would be required for a commercial use of this nature (Use Class A1 as defined by the original 2020 permission).

A priority has been to establish the most appropriate location for the mezzanine floor, taking into account the relationship with the ground floor space and also the Council’s aspiration to keep a clear view through the unit – an ambition captured by Condition 32 attached to the planning permission, which reads as follows:

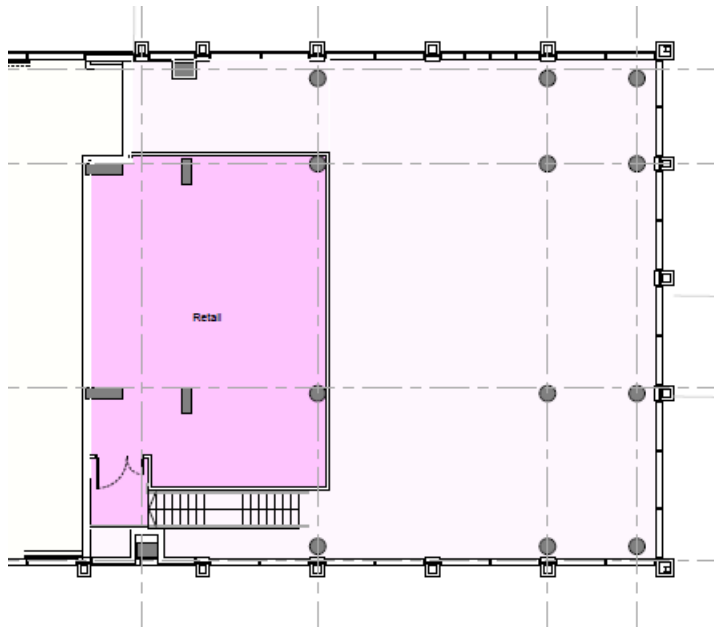
“32) The window(s) at ground level, fronting onto Longacre Street, Great Ancoats Street and the ‘Square’/ Heyrod Street shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting streetscene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy."

The mezzanine options that have been considered by the applicant and the food retailer are presented below and overleaf.

First Option

The first option was to include the mezzanine level adjacent to the residential entrance space as the floor could be 'pulled back' from the curtain wall, thereby minimising its visual impact from outside, looking in. This option is shown below in **Figure 2**.

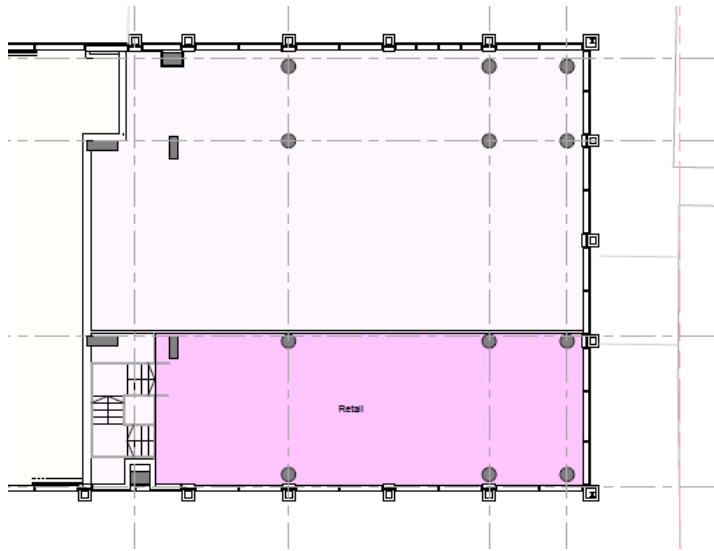


^ Figure 2

This was discounted due to the relationship the stairs would have with the ground floor retail space – specifically it would reduce the shelving units to 60 which is significantly below the minimum requirement of 90. This would therefore make it unviable for any retailer, not just the interested party in this instance.

Second Option

The second option, shown in **Figure 3**, was to include a mezzanine level which covered the whole of the south-west elevation.

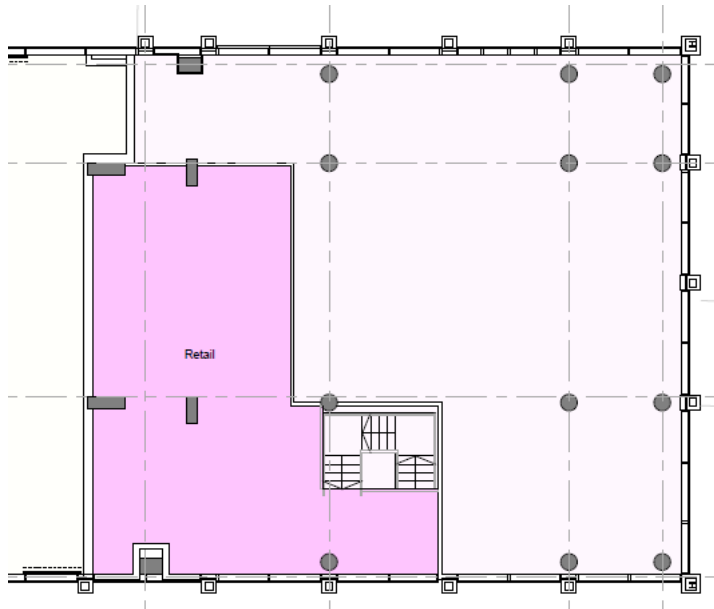


^ Figure 3

This option was discounted due to the visual impact that the space would have on the south-west elevation (and the Council's ambitions as reflected by Condition 32).

Final Proposed Option

The revised, final option, shown in **Figure 4**, is a combination of both options while still providing a functional layout that meets with the occupier's requirements in terms of quantum of floorspace, and the relationship with the ground floor floorspace and south-west façade.



^ Figure 4

It is this option which the applicant is now seeking to progress.

Notably planning permission is not required for the mezzanine floor – this is because the floorspace proposed (84 sqm) will not increase the floorspace by more than 200 sqm; consequently, it does not amount to ‘development’ as set out in section 55(2) of the Town and Country Planning Act 1990¹.

Introduction of Plant Equipment

Having identified the most appropriate location for the mezzanine floor in the commercial unit, attention has then been paid to the location of the plant equipment necessary to support a commercial unit of this scale. It is important to note that it can only be located on the mezzanine floor to ensure that the maximum amount of commercial space is free on the ground floor.

Having considered options it was concluded that the most suitable location would be in the south-west corner of the mezzanine. As a consequence there is a need for one of the window panels on the south-west elevation to be replaced, along with two of the adjacent blank panels, with a louvre so that sufficient flow rate can be achieved by the plant equipment.

To provide context the two opaque panels on the south-west facade are shown below in **Figures 5 and 6**:



^ Figure 5



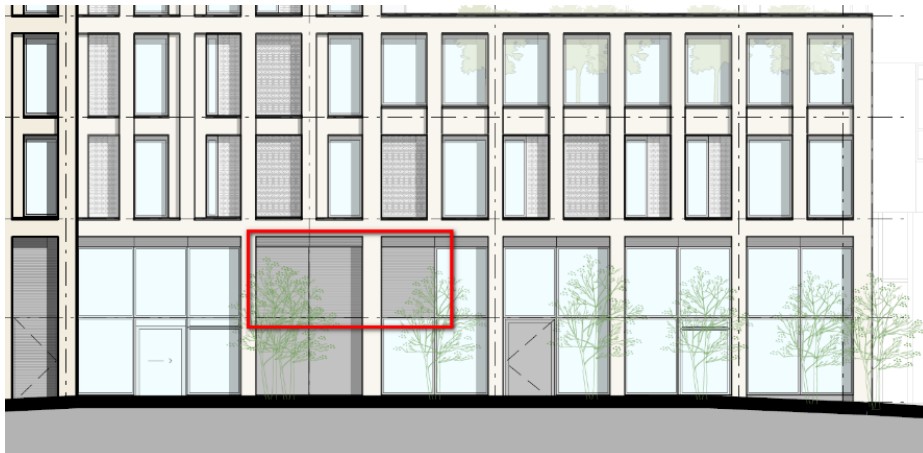
^ Figure 6

¹ Planning Practice Guidance – Paragraph: 001 Reference ID: 13-001-2014030

This proposed amendment, taken from the submitted elevation drawings, is shown in **Figures 7 and 8**.



^ Figure 7: Approved south-west elevation

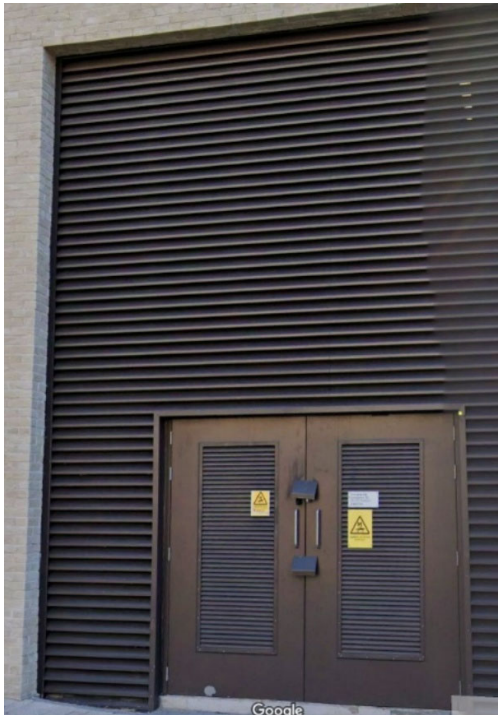


^ Figure 8: Proposed south-west elevation (amendments shown in red)

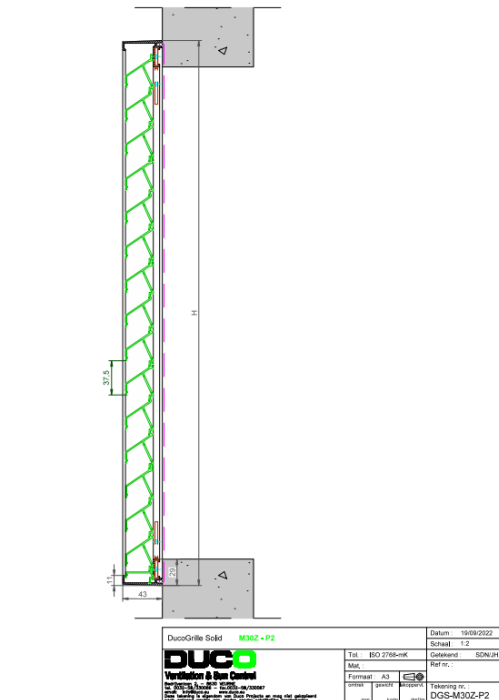
Crucially the proposed louvre specification is colour matched to the rest of the scheme (Duco M30Z/P2 with the colour of IGP-HWF Classic 5903 Bright Clay) – this will play an important role in ensuring the quality of the architectural expression of the ground floor is not unduly undermined.

An illustration as to how this would look is shown overleaf in **Figure 9**; an extract from the relevant Technical Data Sheet is also shown in **Figure 10**².

² https://www.duco.eu/Wes/CDN/1/Attachments/TF_M30Z-P2_EN_638469784716143564.pdf



^ Figure 9: Example of proposed louvre specification



^ Figure 10: Taken from the Technical Data Sheet

Whilst it is recognised the Council would like this louvre to be screened so that it matches the upper level ventilation panels at Victoria House, this is not possible as it would impact upon the specific flow rates required by the occupier.

For example: the Decorative Louvres would provide 42% free flow area which would not be suitable for most plant equipment. The occupier's specific fridge plant - which is minimal - require at the very least 50% free flow area). To provide context the louvres utilised elsewhere on the building achieve circa 61%.

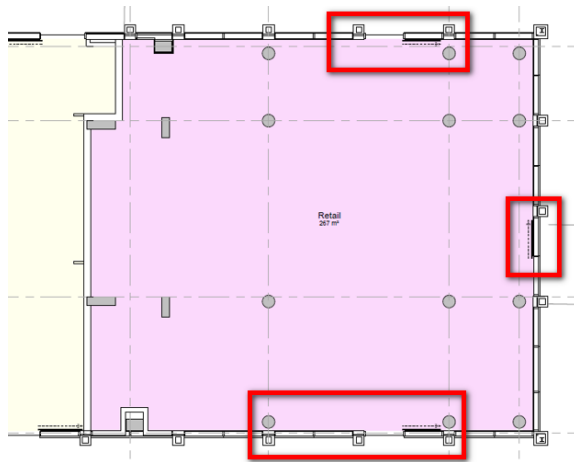
The applicant will however be looking to use panels to match the façade of the building and ensure the architectural quality is maintained. The specification can be viewed here: <https://www.duco.eu/uk-ie/products/intensive-ventilation/wall-and-window-louvres/ducogrille-solid/ducogrille-solid-m302>

During pre-application engagement with MCC it was suggested that three additional louvres be introduced on the lower part of the south-west elevation, below the three proposed louvres. However, this would not make any contribution to the flow rates as they louvres must be located in front of the plant equipment. Indeed, the impact of this would be even greater as it would lead to the loss of one additional window on this elevation.

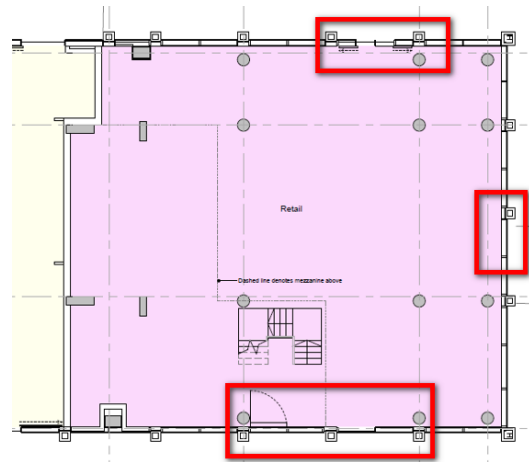
As shown on the submitted drawings, along with the Site Photographs submitted with this application, it is important to note that two of the three panels are already opaque; therefore amending one of the upper window panels is considered to be a minor visual change.

Proposed Access Alterations

The consented scheme has three access points to the retail unit; however, from a security point of view, two access points is preferred whilst still meeting the requirement for means of escape – therefore the third access point currently located on the south-east elevation is not required. The amendments to the ground floor entrances are shown in **Figures 11 and 12** with further information below and overleaf.



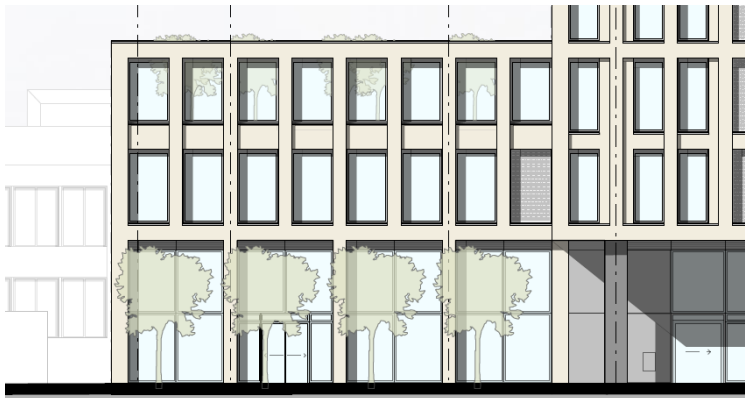
^ Figure 11: Consented ground floor plan



^ Figure 12: Proposed ground floor plan

North East Elevation

The single sliding entrance door to the retail unit is proposed to be centre opening sliding doors to suit the retail unit layout (see **Figures 13 and 14**).



^ Figure 13: Consented north-east elevation



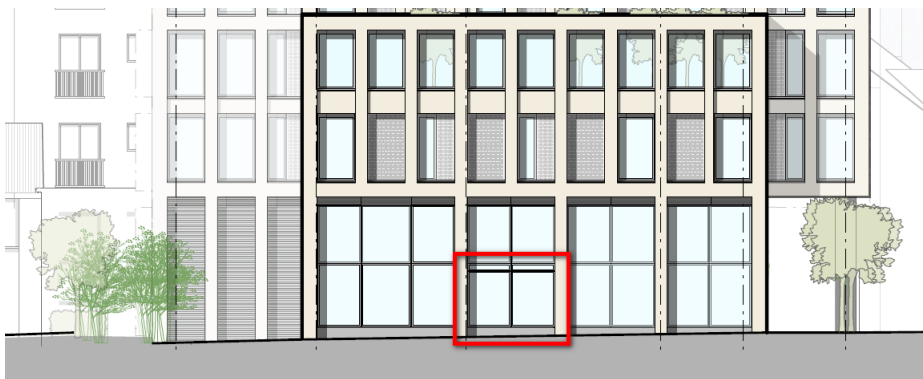
^ Figure 14: Proposed north-east elevation

South East Elevation

The sliding glass door is proposed to be replaced with fixed glazing to match the consented curtain wall glazing (see **Figures 15 and 16**).



^ Figure 15: Consented south-west elevation



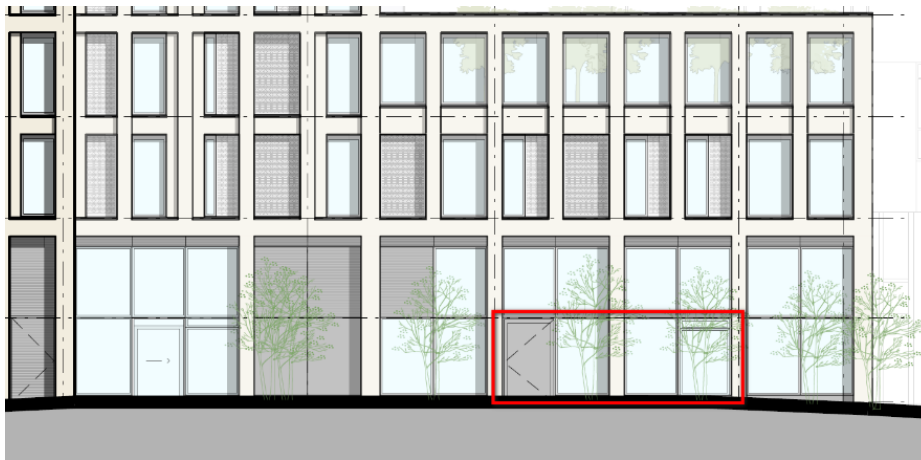
^ Figure 16: Proposed access amendments to south-west elevation

South West Elevation

The sliding glass door on the south-west elevation is proposed to be a solid swing door for Back of House access only. The colour and finish will however match the consented PPC colour (see **Figures 17 and 18**):



^ Figure 17: Consented south-west elevation



^ Figure 18: Proposed access amendments to south-west elevation

Summary

The proposed amendments will, if approved, represent an important ‘first step’ in subsequently enabling the food retailer to occupy space at Victoria House.

The amendments represent several months’ worth of work by the project team – including pre-application engagement with officers at MCC – and it is considered that they successfully balance many competing interests, in so doing retaining the key principles and materiality of the consented scheme.

Application Submission

This planning application is supported by the following:

- Application Form and Certificate A.
- Plans prepared by Simpson Haugh Architects:
 - Proposed Site Plan (Drawing Number: 10122-SHP-A-B5D9-G100-P-00-003 Revision 04)
 - Consented North East Elevation (Drawing Number: 10122-A-B5D9-G200-E-NE-003 Revision 04)
 - Proposed North East Elevation (Drawing Number: 10122-A-B5D9-G200-E-NE-003 Revision 06)
 - Consented South East Elevation (Drawing Number: 10122-A-B5D9-G200-E-SE-003 Revision 04)
 - Proposed North East Elevation (Drawing Number: 10122-A-B5D9-G200-E-SE-003 Revision 06)
 - Consented South West Elevation (Drawing Number: 10122-A-B5D9-G200-E-SW-003 Revision 04)
 - Proposed South West Elevation (Drawing Number: 10122-A-B5D9-G200-E-SW-003 Revision 06)
 - Existing General Arrangement: Ground Floor Plan (Drawing Number: 10122-SHP-A-B5D9-G200-P-00-003 Revision P02)

- Proposed General Arrangement: Ground Floor Plan (Drawing Number: 10122-SHP-A-B5D9-G200-P-00-003 Revision P04)
- Ventilation Proposals prepared by Novo (Reference: P1389-POL-001 Rev A).
- Photographs taken by Euan Kellie Property Solutions on 14 May 2025 showing the view towards the south-west elevation.

In addition the following plans are submitted for informative purposes:

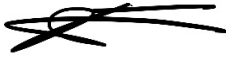
- Existing General Arrangement: Mezzanine Level (Drawing Number: 10122-SHP-A-B5D9-G200-P-MZ-003 Revision P01).
 - Proposed General Arrangement: Mezzanine Level (Drawing Number: 10122-SHP-A-B5D9-G200-P-MZ-003 Revision P02).

The planning application fee of £298 plus £85 Planning Portal Service Charge has also been paid on behalf of the applicant.

Next Steps

We trust this information is sufficient to enable validation of the planning application. However if you have any questions in respect of this submission then please do not hesitate to contact me by email (euan@euankellie.co.uk) or by 'phone (0797 187 1286).

Yours faithfully,



Euan Kellie FRICS FRTPI
Company Director
euan@euankellie.co.uk

Enc.