

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142413/FO/2025	
Date registered valid:	25 March 2025	
Proposal:	External alterations including the installation of louvres.	
Address:	265 - 267 Deansgate, Manchester, M3 4EW	
Ward(s):	Deansgate	Ward
Applicant:	Mr Jimmy Ly Doux Chaton	
Agent (if any):	Miss Helen Ewart M1NT studio	
Case officer:	James Tel: 0161 219 Email: james.bridgman@manchester.gov.uk	Bridgman 6202
Recommendation:	Approve	
Date of recommendation:	19 May 2025	

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 9 April 2025

Standard consultations:

Printed: 9 April 2025 Expired: 2 May 2025

Neighbour notifications

Printed: 9 April 2025 Expired: 2 May 2025

Site notice

Posted: 9 April 2025 Expired: 9 April 2025

Press advert

Published: 15 April 2025 Expired: 6 May 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The significance of the listed building is derived from its association with the Great Northern Railway goods exchange station and the architectural interest of the Victorian terrace which is considered to be the longest in Europe.

The terrace has front elevations in red brick with sandstone dressings in horizontal bandings giving a strong vertical emphasis. The regular rhythm of sash windows to upper floors and consistent timber shopfronts contribute to its architectural significance and group value. Shopfronts are painted timber with timber fascia signs.

Description of development

Planning permission is sought for the installation 2no. louvres to the rear elevation and relocation of an existing condenser unit.

Listed Building Consent has also been sought for internal works including ductwork connecting to the louvres.

Consultations & Notification Responses

Publicity - The proposal has been advertised, by way of site notice and press advertisement, as affecting the setting of a listed building. Letters have also been sent out to local businesses and residents. No comments have been as part of that process.

Environmental Health: Advised the submitted kitchen extraction strategy and noise impact assessment is acceptable subject to condition for verification of the approved extraction scheme and post completion noise testing.

Highway Services: No objections subject to informative regarding licenses.

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

Relevant History

142414/LO/2025 - Listed Building Consent for restaurant fit out with internal and external alterations, including installation of extract, louvres and dumbwaiter.

141058/LO/2024 - Listed Building Consent for restaurant fit out with internal and external alterations, including installation of signage. Approved 8 January 2025.

141057/AO/2024 - Installation of 2no. externally illuminated fascia signs, 1no. non-illuminated projecting sign, 1no. flag pole sign, 2no. branded awnings. Approved 8 January 2025.

Policy

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 CC9 – Design and Heritage
- Policy CC10 - A Place for Everyone
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

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-P1 - Sustainable Places
- Policy JP-P2 – Heritage National

Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Principle of Development

The principle installing 2no. louvred panels to the rear of the building acceptable. The main principles to consider in relation to this application are the impact of visual amenity, heritage, fumes and noise pollution.

Visual Amenity and Heritage

Background

The proposed signage was considered and consented under advertisement application 141057/AO/2024. Additionally, Listed Building Consent 141058/LO/2024 dealt with the majority of the internal restaurant fit out and all external alterations to the shopfront. These applications were approved on 8 January 2025 earlier this year.

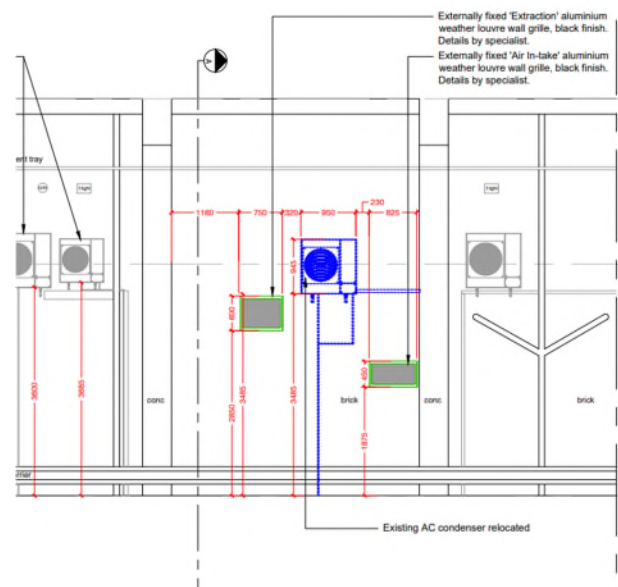
Current application

To the rear it is proposed to reposition an existing condensing unit externally and install 2no. louveres. This will be connected to an internal extract duct within the kitchen area to provide extraction

The external rear elevation is considered to have low significance having been previously altered with the installation of condenser units. It also faces onto the rear multi-storey car park and ramp.



Existing rear elevation



Proposed rear elevation

Other units have air conditioning units and forms of extraction to the rear of the listed terrace. The proposed louvres and repositioning of the condensing unit would have limited visual impact on the listed building.

It is noted this arrangement would be an improvement from previous submission which included bulky external extract. The scheme has therefore minimised any clutter to the rear elevation and addresses comments made on earlier scheme. However, the works would result in new penetrations to historic fabric and therefore would result in a low level of less than substantial harm.

In accordance with requirements of paragraph 215 of the NPPF, where less than substantial harm occurs this must be set against the public benefits of the scheme.

The site will be occupied by a restaurant and extraction is required to accommodate this use. It is considered the proposal would enable the reuse of a vacant heritage asset. This would be a public benefit, and the works are therefore supported.

In light of the above assessment, this application is considered to be acceptable, as the low level of less than substantial harm is outweighed by public benefits, in accordance with paragraph 215 of the NPPF. The proposal is acceptable and complies with policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy, saved UDP policies DC19, Places for Everyone Plan policy JP-P2 and guidance within the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Residential Amenity

Environmental Health advised the submitted kitchen extraction strategy is acceptable in respect to fumes, vapours and odours to be extracted and discharged from the premises. A condition will be required for confirmation to be submitted that the approved scheme has been implemented.

The Noise Impact Assessment has been reviewed by Environmental Health and it demonstrates that due to the presence of a concrete slab between the kitchen extraction system and the occupiers of the above the unit, the minimum noise criteria can easily be achieved. A condition will be required for a post completion report to demonstrate this.

The Local Planning Authority does not anticipate there to be any residential amenity concerns as a result of the development subject to the post completion verifications.

The waste and servicing are to continue as existing. There is a communal centre management in place for properties along the Great Northern terrace that will be adhered to.

Highways Impact

The submitted drawings show an external seating area to Deansgate. This does not form part of the proposal. However, Highways Services have advised that any external seating area on the adopted highway requires a table and chairs licence.

Given this section of Deansgate experiences significant volumes of pedestrian movement, a minimum of 3m unobstructed clearance has been demonstrated on a drawing to ensure pedestrian safety. In any event the applicant is advised to contact highways services for any licence to be reviewed prior to the first use of any external seating.

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

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

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:

- General Arrangement Plans: 202393_M1NT_XX_ZZ_A_DR_1003 P5
- Proposed Rear Elevation and Section: 202393_M1NT_XX_ZZ_A_DR_0006 P3
- Design and Access Statement: 202393_M1NT_XX_PS_A_0001(P3)
- Heritage Statement: 202393(P4)
- Noise Impact Assessment, prepared by Hepworth acoustics: P24-380-R01v1
- Kitchen Fume Extract Strategy Report: 202393_M1NT_XX_PS_0105(P1)

All stamped as received by the City Council as Local Planning Authority on 13 March 2025

- Proposed Sections: 202393_M1NT_XX_ZZ_A_DR_1014 P2

All stamped as received by the City Council, as Local Planning Authority on 25 March 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 and the National Planning Policy Framework.

3) a) The development shall be carried out in accordance with the approved Noise Impact Assessment, prepared by Hepworth acoustics: P24-380-R01v1 received by the City Council as Local Planning Authority on 13 March 2025. The scheme shall be implemented in full before the use commences.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to occupation of the development to ensure compliance with the internal noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, in accordance with Core Strategy Policy DM1 and UDP Policy DC26.

4) a) Prior to the commencement of the use hereby approved, fumes, vapours and odours shall be extracted and discharged from the premises in accordance with the approved scheme (Kitchen Fume Extract Strategy Report: 202393_M1NT_XX_PS_0105(P1) received by the City Council as Local Planning Authority on 13th March 2025). The scheme shall be implemented in full before the use commences.

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 the interests of the amenities of occupiers of nearby properties in accordance with Core Strategy Policy DM1.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Unit 5, The Great Northern, 253 Deansgate, Manchester, M3 4EN

261 - 263 Deansgate, Manchester, M3 4EW

Alex's Bakery, Second Floor Unit N, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN

Units K To M, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN

Unit K, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN

Units I To J, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN

Units D To E, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN

Deansgate Mews, 253 Deansgate, Manchester, M3 4EN

Unit F, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN

Unit O, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN

Unit N, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN

Units 17 To 20, Great Northern, Deansgate, Manchester, M3 4ED

Relish, Great Northern, Deansgate, Manchester, M3 4EJ

273 Deansgate, Manchester, M3 4EW

269 - 271 Deansgate, Manchester, M3 4EW

Unit 2 Cinema, The Great Northern, 253 Deansgate, Manchester, M3 4EN

Unit 1 Gymnasium, The Great Northern, 253 Deansgate, Manchester, M3 4EN

Suite C, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN

Suite B, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN

Unit M, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN

Unit L, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Unit H, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Unit G, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Suite A, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Sovereign House, 298 Deansgate, Manchester, M3 4HH

Appendix 2 – Planning constraints

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL