

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142894/FO/2025		
Date registered valid:	28 May 2025		
Proposal:	Installation of new entrance doors, installation of new roller shutter and refurbishment of shopfront.		
Address:	7 - 9 Swan Street, Manchester, M4 5JJ		
Ward(s):	Piccadilly		Ward
Applicant:	Mr Nick Wyles Outsiders Store		
Agent (if any):	Mr Murray Aitken Counterfeit Studio Ltd		
Case officer:	Lea		Joseph
	Tel: 0161	227	3644
	Email: lea.joseph@manchester.gov.uk		
Recommendation:	Approve		
Date of recommendation:	18 July 2025		

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 28 May 2025

Standard consultations:

Printed: 6 June 2025 Expired: 27 June 2025

Neighbour notifications

Printed: 6 June 2025 Expired: 27 June 2025

Site notice

Posted: 6 June 2025 Expired: 27 June 2025

Press advert

Published: 10 June 2025 Expired: 1 July 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Smithfield Conservation Area 1987

Tree Preservation Order: Not applicable



Description of site and area

The proposed site is the ground and basement floors of No.7-9 Swan Street, a Victorian mixed-use building. Three storeys are classed as residential uses (C3), and the ground floor and basement are classed for commercial use (E). The building is four storeys with an industrial tile cladding in white and green on the upper three storeys and a mixed-grey tile on the bottom storey. A long ornate stained-glass detail sits on the corner of the building's upper storeys. The ground floor features a unique chamfer corner, adorned with glazing and a bespoke shutter.

The site is surrounded by commercial and residential uses, including modern and historic buildings. The site is located at the boundary of the Smithfield Conservation Area within the Northern Quarter. 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. The site sits directly opposite No.2-4 Swan Street, a Grade II listed building.



Proposed shopfront incl. proposed timber entrance doors with glazing and location of new roller shutter

Description of development

The permission requested is for the repainting of no.4 roller shutters, replacement of no.1 roller shutters with a perforated style shutter, the installation of no.1 timber-framed door and the refurbishment of the building façade, including graffiti removal.

Planning History

142608/AO/2025 | Development: Installation of 1 no. internally illuminated fascia individual letter sign and 2 no. internally illuminated projecting signs. (Approved June 2025).

Consultations & Notification Responses

Publicity – The proposal has been advertised by way of press and site notice as affecting the setting of the conservation area. Notification letters have also been sent out to surrounding residents. No comments have been received.

Highway Services – No objections. Proposed alterations do not impinge on adopted highway. Request that all doors are inward opening.

Policy

The policies relevant to the consideration of this application are:

Manchester Core Strategy 2012 to 2027

- EN1 Design Principles and Strategic Character Areas
- EN3 Heritage
- CC2 Retail

Saved Unitary Development Plan Policies

- DC14 Shop Fronts and Related Signs
- DC18 Conservation Areas
- DC26 Development and Noise

Places for People Joint Development Framework

- JP-P2 Heritage

National Planning Policy Framework

- Chapter 8 - Promoting Healthy and Safe Communities

Issues

Principle of Development

The development would serve as a significant refurbishment of a shopfront located on a major arterial route. A vacant, unsightly shopfront would be occupied and restored. This proposal is in keeping with the strategic goals of the Northern Quarter regeneration and expands the commercial offer of the area with the inclusion of a local independent business. As a mixed-use site, the proposal would support the objective for active ground floor frontages, and for Manchester's retail offer, which focuses on an expansion of retail in the City Centre, with particular attention paid to distinct independent business. The amenity that forms the use, would provide a visual uplift support the Council's placemaking strategies of creating 'neighbourhoods of choice' and enhancing neighbourhood character with development management.

The proposal is considered acceptable in principle and therefore in accordance with Core Strategy Policies CC2, EN1 and EN3.

Design Issues: Amenity, Impact on Conservation Area and nearby Listed Building

Policy DC14 requires that changes to shopfronts, including to roller shutters and other changes to appearance are assessed on their visual amenity, specifically potential to harm character of the building, adjoining buildings and wider area.

The proposal constitutes a return to the original façade, as the existing, unauthorised wraparound fascia is to be removed, which would further expose the original tile. The amelioration of the tile constitutes preservation and enhancement. The selected green accent colour, which will cover the proposed doors and window frames complements the colour of the upper storeys and draws attention to the architectural features of the building. The design restores harmony between the upper and lower storeys of the building.

Policy DC14 sets out that installation of solid roller shutters is generally not permitted. The solid shutters located on the site are to be retained, these shutters are not considered to be overly intrusive, and there are similar roller shutters within the street scene. They are therefore considered acceptable. For the no.1 roller shutter proposed on the chamfered corner, a 'link and tube' design is proposed. All shutters will be painted in RAL 7016, a grey selected to match the stone façade, thereby creating a visual sense of their ancillary purpose and minimising their intrusiveness within the Conservation Area.

Chapter 8 of the National Planning Policy Framework notes that 'sense of safety' can contribute to pedestrian habits, and route choices. In its existing form as a vacant, dilapidated shopfront with significant graffiti the site deters pedestrian activity on the route and degrades the overall sense of safety in the area. As such the shopfront refurbishment meets the policy goals of creating 'safe and accessible' places. The existing graffiti detracts from the surrounding architecture and the area's character, the removal is therefore a significant enhancement to the building, surrounding buildings and Conservation Area, pursuant to policies EN1, EN3, JP-P2 and the National Planning Policy Framework.

The proposed entrance doors would be inward opening aluminium framed doors with reinforced glazing. The proposal constitutes an enhancement to the current weathered doorframe; the colour choice is in keeping with the style of the upper storeys of the building. The door handles

are an improvement on the existing fittings by replacing the materials with timber, which will complement the previously approved timber fascia. Overall, the appearance is unobtrusive and in keeping with the surrounding buildings. As such, it constitutes an enhancement to the site that preserves the area's character, thereby meeting policies DC14, EN3, EN1 and 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

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 (Elevations): 5010 Rev. D (Received 20 June 2025)

Drawing (Entrance Door): 5030 (Received 28 May 2025)

Drawing (Sections): 5031 Rev. A (Received 20 June 2025)

Reason – To ensure that development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The permission hereby granted is for roller shutter alterations as detailed below:

Colours: RAL 7016

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

Appendix 1 – List of consultees & neighbours notified

Highway Services

79 Tib Street, Manchester, M4 1LS
Quality Engineering Design, 77 Tib Street, Manchester, M4 1LS
75 Tib Street, Manchester, M4 1LS
5 Swan Street, Manchester, M4 5JJ
Basement And Ground Floor, 7 - 9 Swan Street, Manchester, M4 5JJ
Flat 1, 4 Swan Street, Manchester, M4 5JN
Frog And Bucket, 102 Oldham Street, Manchester, M4 1LJ
WORK SOLUTIONS, 116 Tib Street, Manchester, M4 1LR
6 Swan Street, Manchester, M4 5JN
133 Oldham Street, Manchester, M4 1LN
Flat 19, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 18, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 17, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 16, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 15, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 14, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 12, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 11, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 10, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 9, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Second Floor, 7 - 9 Swan Street, Manchester, M4 5JJ
Third Floor, 7 - 9 Swan Street, Manchester, M4 5JJ
Flat 8, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 7, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 6, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 5, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 4, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 3, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 2, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 1, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Basement And Ground Floor, 2 Swan Street, Manchester, M4 5JN
Unit 1, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
The Quick Brown Fox, 1 - 3 Swan Street, Manchester, M4 5JJ
Igloo, 73 Tib Street, Manchester, M4 1LS
First Floor, 7 - 9 Swan Street, Manchester, M4 5JJ
2 - 4 Swan Street, Manchester, M4 5JN
First Floor And Second Floor, 2 - 4 Swan Street, Manchester, M4 5JN
143 - 147 Oldham Street, Manchester, M4 1LN
135 - 141 Oldham Street, Manchester, M4 1LN

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) -

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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) -
Area Team Boundary - Name: CENTRAL