MANCHESTER CITY COUNCIL

# Planning

## Growth & Development

## Delegated officer report for planning application

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| **Application no.** | 142756/FO/2025 |
| **Date registered valid:** | 22 April 2025 |
| **Proposal:** | Installation of freestanding awning and planters to entrance. |
| **Address:** | Unit 1, Ground And First Floor, St Michaels Development, Manchester, M2 5WD |
| **Ward(s):** | Deansgate Ward |
| **Applicant:** | Big Mamma Group |
| **Agent (if any):** | Ms Tito Arowobusoye, Firstplan |
| **Case officer:** | Jack Naven<br>Tel: 0161 219 2095<br>Email: jack.naven@manchester.gov.uk |
| **Recommendation:** | Approve |
| **Date of recommendation:** | **03 June 2025** |

## Application Details

**Type of application:** Full Application Consent

**Development type:** Minor Other

**Date of site visit:** 06 May 2025

**Standard consultations:**
Printed: 1 May 2025 Expired: 23 May 2025

**Neighbour notifications**
Printed: 1 May 2025 Expired: 23 May 2025

**Site notice**
Posted: 2 May 2025 Expired: 24 May 2025

**Press advert**
Published: 6 May 2025 Expired: 27 May 2025

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## Description of Site/Area

**Listed building:** Not applicable

**Conservation area:** Deansgate Conservation Area 1985

**Tree Preservation Order:** Not applicable

The site in question is a ground and first floor restaurant that occupies No. 1 St Michaels, a development that integrates the historic facade of Manchester's most famous Police Station, with a new, state of the art office building. No. 1 St Michaels contains 186,000 sq. ft of Office space.

No. 2 St Michaels will be a 41-storey tower that is part hotel, part residential, and will include 75,500 sq. ft of office. This is the second phase of the development and has not been completed at the time of this report being written.

The overall development is situated between Jacksons Row, Southmill Street, and Bootle Street.

The restaurant unit in question has two elevations. One faces out on to Jacksons Row, the elevation where the main entrance is located will face out on to a new public space called 'St Michael's Square'.

The site is located in Deansgate Conservation Area. The Grade II listed Lloyds House at 39-43 Jacksons Row is situated across the road.

## Description of Development

The proposal seeks planning permission for the installation of freestanding awning and planters to entrance.

## Related Applications

**142757/AO/2025 -** Installation of 1no. freestanding menu box and 1no. awning sign.
***Approved in tandem with this application.***

**140687/FO/2024** - Creation of first floor restaurant, with associated minor external alterations.
***Approved October 2024.***

**135827/JO/2022 –** Variation of conditions 2 (approved drawings and documents), 5 (ground conditions), 7 (waste management), 10 (drainage), 40 (piling), and 48 (building contract) so as to make minor material changes to consent referenced 131612/JO/2021 (as amended by 133317/NMC/2022, 134638/NMC/2022 and 135828/NMC/2022) to remove synagogue space and introduction of grade A office space at levels 1-5, reconfiguration of ground floor entrance, frontage and loading, increase depth of basement below tower podium a further two levels and creation of a third basement resulting reduction of parking and increase in cycle provision, remodelling of level 6 internal space and roof terrace, expansion of plant area to block A, increase in tower, elevational alterations, reduction of hotel rooms and increase in residential apartments.
***Approved July 2023.***

## Consultations & Notification Responses

**Highway Services** – Have no objections to the scheme. Are satisfying that the awning and planters have no impact on the adopted highway. Requested that an informative be added concerning Highway licensing matters.

**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.

## Policy

The following policy and guidance are considered relevant to the consideration of this application:

### The Adopted Core Strategy for the City of Manchester (2012)

Adopted on 11th July 2012 and the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

**CC7 (Mixed Use Development)** sets out that ‘active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function, or as part of a development which will create such an environment’.

**CC9 (Design and Heritage)** advises that design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed-use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

**CC10 (A Place for Everyone)** advises that the City Centre will develop as a location which appeals to a wide range of residents and visitors. Development which promotes this objective will be supported, particularly through: Uses which increase the diversity of activity in the City Centre, with an emphasis on family-oriented activity; and high standards of accessibility to buildings and across spaces in the City Centre.

**SP1 (Spatial Principles)** refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety, and well-being of residents, consider the needs of all members of the community, and protect and enhance the built environment. Further, development should seek to improve access to jobs, services and open space, and provide good access to sustainable transport provision.

**EN1 (Design Principles and Strategic Character Areas)** advises that development provide opportunities for good design to enhance the overall image of the City should be fully realised and both reinforce and enhances the local character. It also advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

**EN3 (Heritage)** advises that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre and that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

**DM1 (Development Management)** states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:

- Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and prevention.
- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.

**The Unitary Development Plan (UDP) for the City of Manchester (1995)**

The Unitary Development Plan was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced; however, a number of polices were saved on 11 July 2012 and remain extant.

**DC18.1 (Conservation Areas)** states that the Council will give particularly careful consideration to development proposals within Conservation Area. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering; the relationship of new structures to neighbouring buildings and spaces; and the effect of major changes to the appearance of existing buildings.

**DC19.1 (Listed Buildings)** states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general settings by; not permitting any external or internal alterations or addition to a listed building where, in its opinion, there would be an advise effect on its architectural or historic character; and seek to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

**Places for Everyone (2024)**

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the ten boroughs which make up Greater Manchester.

The following policies are considered relevant to this application:

**JP-Strat2 (City Centre)** states that the role of the City Centre as the most significant economic location in the country outside London will be strengthened considerably. The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester, but the increasingly important residential role of the City Centre will be expanded. It will be a priority for investment in development and infrastructure. This will include addressing current network capacity issues in the City Centre which will enable the future expansion of the rapid transit public transport network across Greater Manchester. Improvements in the public realm, walking and cycling facilities, and green infrastructure will help to enhance the local character and environmental quality of the City Centre so that it can rival city centres across the globe, enabling it to compete effectively at the international level for investment, businesses, skilled workers, residents and tourists. A broad range of commercial accommodation will be delivered, helping the City Centre to capture growth across key economic sectors. The new functions within the City Centre will be delivered in a way that complement, rather than displace the area's non-residential functions and will seek to protect and enhance the city centre's historic environment and assets.

**JP-P1 (Sustainable Places)** states an aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

**JP-P2 (Heritage)** states an aim to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation

of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

**The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007**)

This document provides guidance to help develop and enhance Manchester. In particular, the SPD seeks appropriate design, quality of public realm, facilities for disabled people (in accordance with Design for Access 2), pedestrians and cyclists. It also promotes a safer environment through Secured by Design principles, appropriate waste management measures, and environmental sustainability.
In Chapter 2 'Design', paragraph 2.7 outlines the City Council's expectations that all new developments should have a high standard of design making a positive contribution to the City's environment and encourages "the most appropriate form of development to enliven neighbourhoods and sustain local facilities. The layout of the scheme and the design, scale, massing, and orientation of its buildings should achieve a unified form which blends in with and links to adjacent areas.

**National Planning Policy Framework (NPPF) (2024)**

Decisions should accord with the requirements of the National Planning Policy Framework (NPPF) (2024), which sets out the Government's Planning Policies for England and how these are expected to be applied.

The following sections are of relevance to this application:

**Section 12 (Achieving well-designed places)** advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

It specifically states that:

*"Development that is not well designed should be refused, specifically where it fails to reflect local design policies and government guidance on design. Developments should help to raise the standard of design more generally in an area and fit in with the overall form and layout of their surroundings"* (**paragraph 139**).

At the heart of the Framework is a presumption in favour of sustainable development in terms, "*For plan-making*" and "*For decision-taking*", (**paragraph 11**).

This is further explored in **paragraph 8**, which confirms that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
a) an economic objective
b) a social objective and
c) an environmental objective.

**Section 16 (Conserving and Enhancing the Historic Environment)** addresses how proposals that affect heritage assets should be considered.

**Paragraph 207** advises that Local Planning Authorities (LPAs) should require an applicant to describe the significance of any heritage assets affected. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

**Paragraph 208** advises that LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

**Paragraph 210** advises that in determining applications, local planning authorities should take account of:

1. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
2. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
3. the desirability of new development making a positive contribution to local character and distinctiveness.

**The National Design Guide (January 2021)**

Illustrates how well-designed places that are beautiful, enduring, and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

There are 10 characteristics of well-designed places within the National Design Guide which are listed below:

- Context - enhances the surroundings
- Identity - attractive and distinctive
- Built form - a coherent pattern of development
- Movement - accessible and easy to move around
- Nature - enhanced and optimised
- Public Spaces - safe, social, and inclusive
- Uses - mixed and integrated
- Homes and buildings - functional, healthy, and sustainable
- Resources - efficient and resilient
- Lifespan - made to last

**Other Legislation**

**Sections 16, 66, and 72** of the **Listed Buildings and Conservation Areas Act 1990** require that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas.

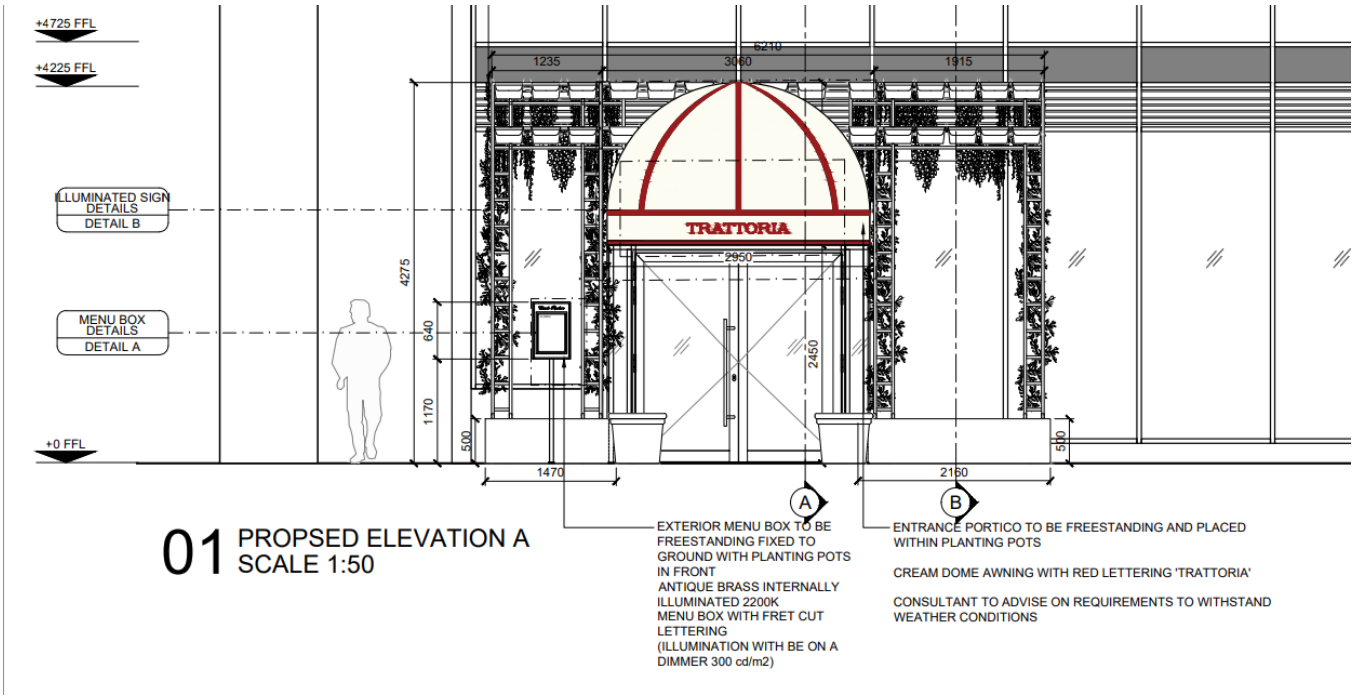
**Issues**

**Principle of the Development**

The principles of freestanding awning and planters to entrance can be considered acceptable as long as there is not a detrimental impact upon visual amenity caused by clutter or any highway safety concerns.

**Visual Amenity**

The planters that will be situated next to entrance will add a degree of clutter to the entrance of this building.




***Proposed elevation***

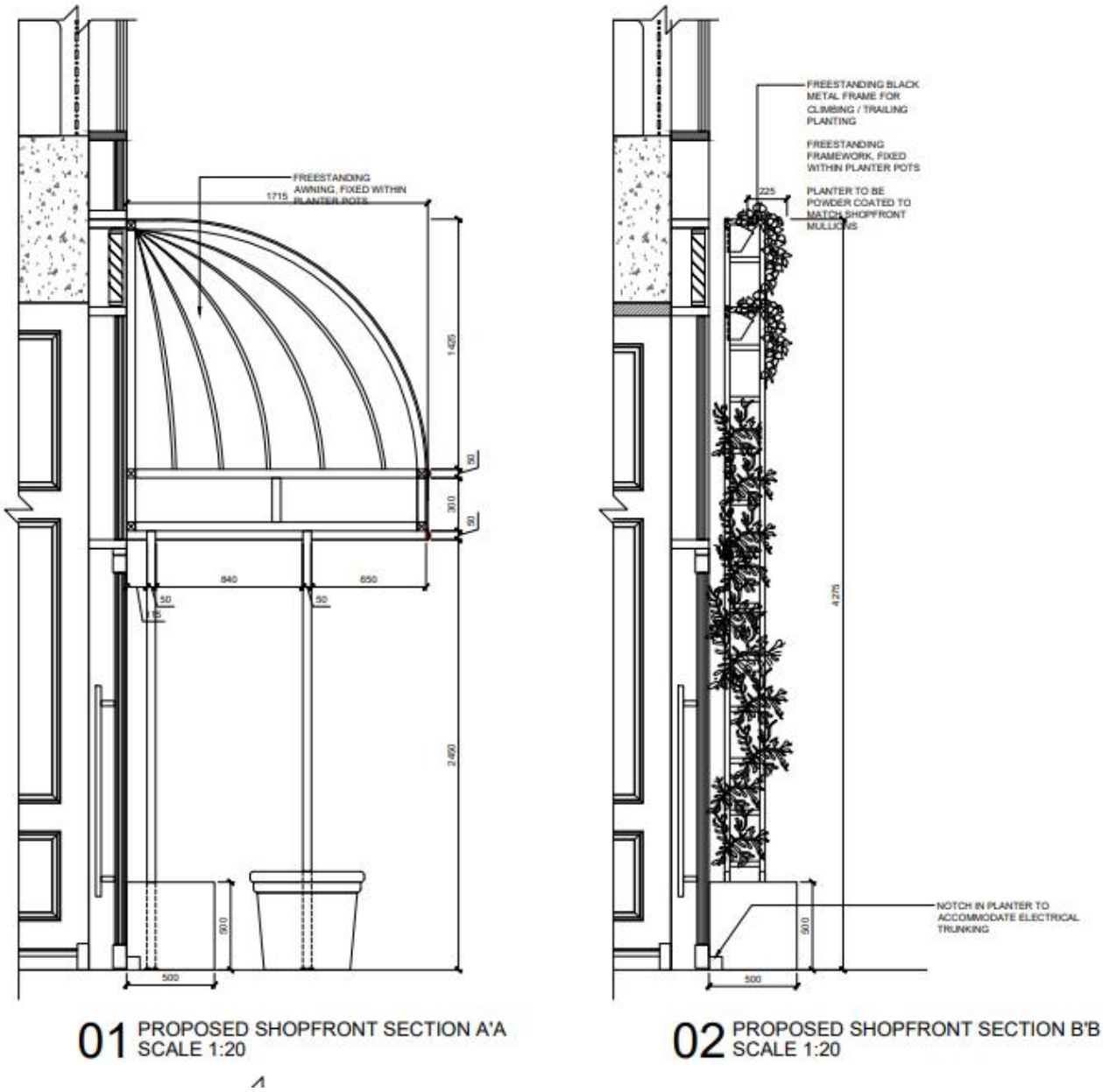
The awning will also add some degree of clutter to the elevation of this building.

The applicant considers that the proposal is an integral part of their brand and highlighting the entrance to the venue.

As stated in the Shopfront and Signage Design guide, “in appropriate locations and where in keeping with a character or sense of place of an area (i.e. pedestrianized shopping parades) well-designed, well-integrated and well-placed and awnings, blinds and canopies can make a positive addition to a building and streetscene.”

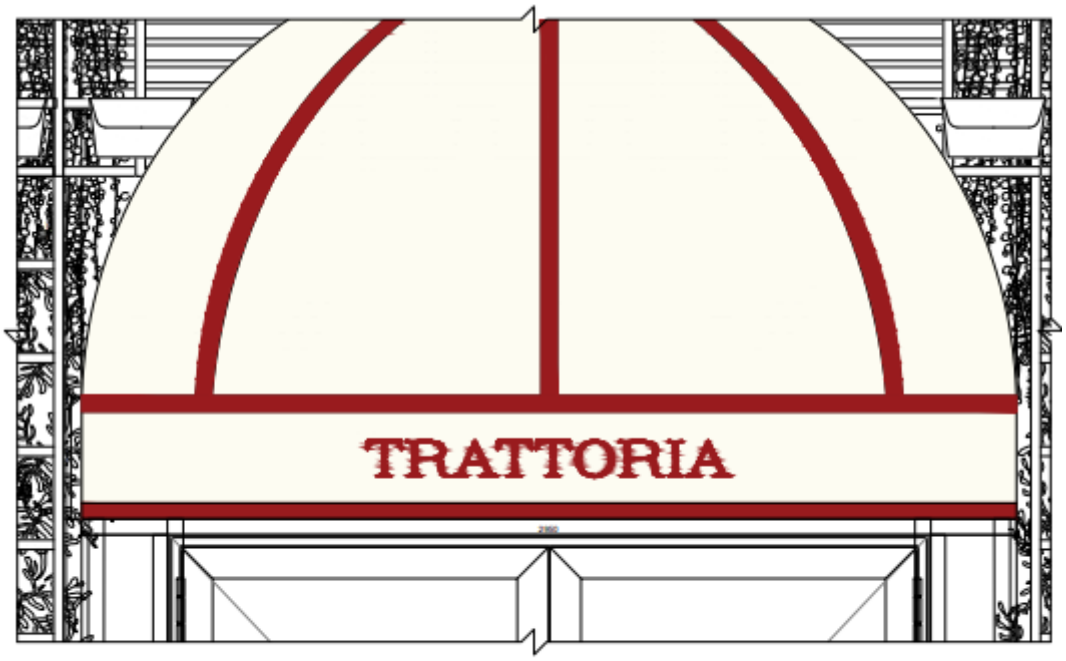
This elevation fronts out on to what will be an open, pedestrianised space, and so in considered to be an appropriate location for the awning.

It will only affect a narrow section of the elevation. The rest of this large restaurant unit will maintain the clear glazed views and when viewed in the wider context, the amount of visual clutter caused by the awning and planters will be minimal.



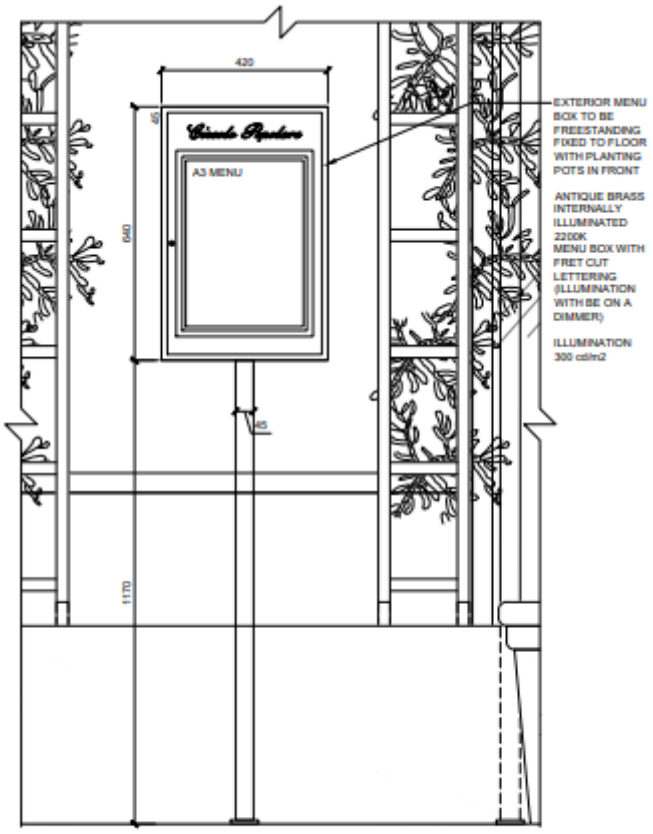

***Proposed sections***

It is therefore considered that the proposals are not detrimental enough in order to warrant a refusal on visual amenity grounds. The structure is high quality in appearance of although offers a juxtaposition to the modern façade of the wider development, it does offer a unique opportunity to highlight this venue.




B AWNING DETAILS
SCALE 1:10

***Proposed awning details***




A MENU BOX DETAILS
SCALE 1:10

***Proposed menu box details***

In the event that the end users vacates the premises, a condition should be imposed which sees the structure removed from the premises.

It is considered that this is a unique proposition to this premises and should not be judged as a precedent for other venues.

**Access and Highways Safety**

Level access will be maintained into the building. The proposed elements in question are not on the adopted highway and so there are no highways safety concerns.

**Conclusion**

Given the above, the proposal is considered to be consistent with the Core Strategy for the City of Manchester, in particular DM1 (Development Management) and SP1 (Spatial Principles), the saved policies contained within the Unitary Development Plan for Manchester, in particular DC18 and the National Planning Policy Framework, in particular Section 12 (Achieving Well Designed Places) and Section 16 (Conserving and Enhancing the Historic Environment).

**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 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 received by the City Council as Local Planning Authority on 22 April 2025:

- Shopfront & Facade - Sheet 1 of 6 2306-200.0 B
- Shopfront & Facade - Sheet 2 of 6 2306-200.1 B
- Shopfront & Facade - Sheet 3 of 6 2306-200.2 B
- Shopfront & Facade - Sheet 5 of 6 2306-200.4 B
- Shopfront & Facade - Sheet 6 of 6 2306-200.5 B

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) In the event the applicant ‘Big Mamma Group’ ceases trading at the venue, the freestanding awning and platers hereby approved shall be removed from the premises within one month of the trading ceasing.

Reason – In the interest of restoring the original façade to the venue pursuant to policy DM1 of the Manchester Core Strategy (2012).

**Appendix 1 – List of consultees & neighbours notified**

Highway Services

First Floor, Petersfield House, 29 - 31 Peter Street, Manchester, M2 5QJ
The Venue, 29 Jacksons Row, Manchester, M2 5WD
Ground Floor, 16 Lloyd Street, Manchester, M2 5ND
35 Peter Street, Manchester, M2 5GD
First Floor New Dimensions, 22 Lloyd Street, Manchester, M2 5WA
Sub Basement, 18 - 22 Lloyd Street, Manchester, M2 5WA
ADAM GEOFFREY & CO, Ground Floor, 18 - 22 Lloyd Street, Manchester, M2 5WA
Manchester Reform Synagogue, Jacksons Row, Manchester, M2 5NH
Ground Floor, Petersfield House, 29 - 31 Peter Street, Manchester, M2 5QJ
Sub Basement, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
First Floor, 18 Lloyd Street, Manchester, M2 5WA
Ground Floor, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
Sir Ralph Abercrombie, 35 Bootle Street, Manchester, M2 5GU
Fifth Floor, Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB
Second Floor, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5BE
Second Floor, 18 Lloyd Street, Manchester, M2 5WA
Fifth Floor, 35 Peter Street, Manchester, M2 5GD
24 Lloyd Street, Manchester, M2 5WA
Second Floor, Petersfield House, 29 - 31 Peter Street, Manchester, M2 5QJ
Petersfield House, 29 - 31 Peter Street, Manchester, M2 5QJ
12 Lloyd Street, Manchester, M2 5ND
Second Floor, Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB
Second Floor, 22 Lloyd Street, Manchester, M2 5WA
Sub Basement Unit 20, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
Flat At, Sir Ralph Abercrombie, 35 Bootle Street, Manchester, M2 5GU
Fourth Floor, Petersfield House, 29 - 31 Peter Street, Manchester, M2 5QJ
Fourth Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
Basement, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
Third Floor, Petersfield House, 29 - 31 Peter Street, Manchester, M2 5QJ
Second Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
Third Floor, Freetrade Exchange, 37 Peter Street, Manchester, M2 5QD
Fourth Floor, Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB
Third Floor, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
14 Lloyd Street, Manchester, M2 5ND
Third Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
Fifth Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
First Floor, Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB
18 Lloyd Street, Manchester, M2 5WA
Third Floor, 18 Lloyd Street, Manchester, M2 5WA
10 Southmill Street, Manchester, M2 3NW
18 - 22 Lloyd Street, Manchester, M2 5WA
Third Floor, 22 Lloyd Street, Manchester, M2 5WA
22 Lloyd Street, Manchester, M2 5WA
Lower Ground Floor, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
Ground Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
First Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
First Floor, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
Ground Floor, 35 Peter Street, Manchester, M2 5GD
Fourth Floor, 35 Peter Street, Manchester, M2 5GD
C, Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB

**Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Deansgate Conservation Area 1985
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