

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142185/FO/2025
Date registered valid: 11 March 2025
Proposal: Installation of replacement shopfront.
Address: 52 - 56 Market Street, Manchester, M1 1PW
Ward(s): Deansgate Ward

Applicant: Ms Nannie Abels Adidas
Agent (if any): Miss Bhavika Varsani, DB3 Architecture & Design
Case officer: Jack Naven
Tel: 0161 219 2095
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Recommendation: Approve
Date of recommendation: 21 May 2025

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 27 March 2025

Standard consultations:

Printed: 27 March 2025 Expired: 17 April 2025

Neighbour notifications

Printed: 27 March 2025 Expired: 17 April 2025

Site notice

Posted: 27 March 2025 Expired: 17 April 2025

Press advert

Published: 1 April 2025 Expired: 22 April 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Upper King Street (Extension) Conservation Area 1985

Tree Preservation Order: Not applicable

This application relates to the ground floor of 52-56 Market Street. The building sits within the Upper King St Conservation Area.

The building lies within Market Street, a primarily retail/commercial area of the City Centre that also includes restaurants and financial services. The Arndale Centre sits on the opposite side of Market Street and is a dominant presence in the surrounding street scene.

52-56 Market Street is a four-storey building, primarily constructed out of red brick, with stone detailing, featuring a symmetrical facade with large, arched windows framed in stone.

The upper floors have evenly spaced sash windows with black metal frames and stepped decorative gables at the top, typical of late Victorian and early Edwardian architecture.

The ground floor features a protruding stone cornice above the fascia, as well as two symmetric stone pilasters on either side of the shopfront, providing visual separation with the upper storeys.

The existing shopfront facing onto Market Street is entirely modern, consisting of a large black glass tile shopfront featuring three rectangular glazed windows in various sizes and a low sloped stall riser following the gradient of the street.

The entrance to the unit is to the side of the shopfront, set back from the line of the building, framed in dark metal matching the stall riser, with a metal roller shutter flush with the façade.

Description of Development

The proposal seeks planning permission for the installation of replacement shopfront.

Related Applications

137953/FO/2023 - Elevational alterations to shopfront together with alterations to rear of building.

Approved October 2023.

142186/AO/2025 - Installation of 1no. internally illuminated individual letter sign, 1no. internally illuminated logo sign and 1no. internally illuminated projecting sign.

Approved in tandem with this application.

142430/AO/2025 - Display of temporary advertisement on shop fit-out hoarding.

Approved in tandem with this application.

Consultations & Notification Responses

Highway Services - Are accepting of the proposals.

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.

C1 (Centre Hierarchy) states Manchester City Centre is the regional focus for commerce, culture, leisure and tourism development, with retail development being directed towards the Primary Shopping Area.

CC2 (Retail) states that the Council will promote the growth and improve retail provision in the City Centre.

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 policies 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.

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-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.

Paragraph 2.14 states that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 The impact of site boundaries can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well-designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

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 replacement of shopfronts is considered to be appropriate along this section of Market Street, where there is a long-established history of commercial shopfronts being installed, such as the one proposed.

Additionally, a previous submission by Hollis (ref. 137953/FO/2023), which allowed for a full glazed façade with a black granite stall riser, as well as a recessed swing door lobby, was also granted permission on the 31 October 2023, so there is recent precedent for a revised shopfront to be installed on the ground floor unit of this building.

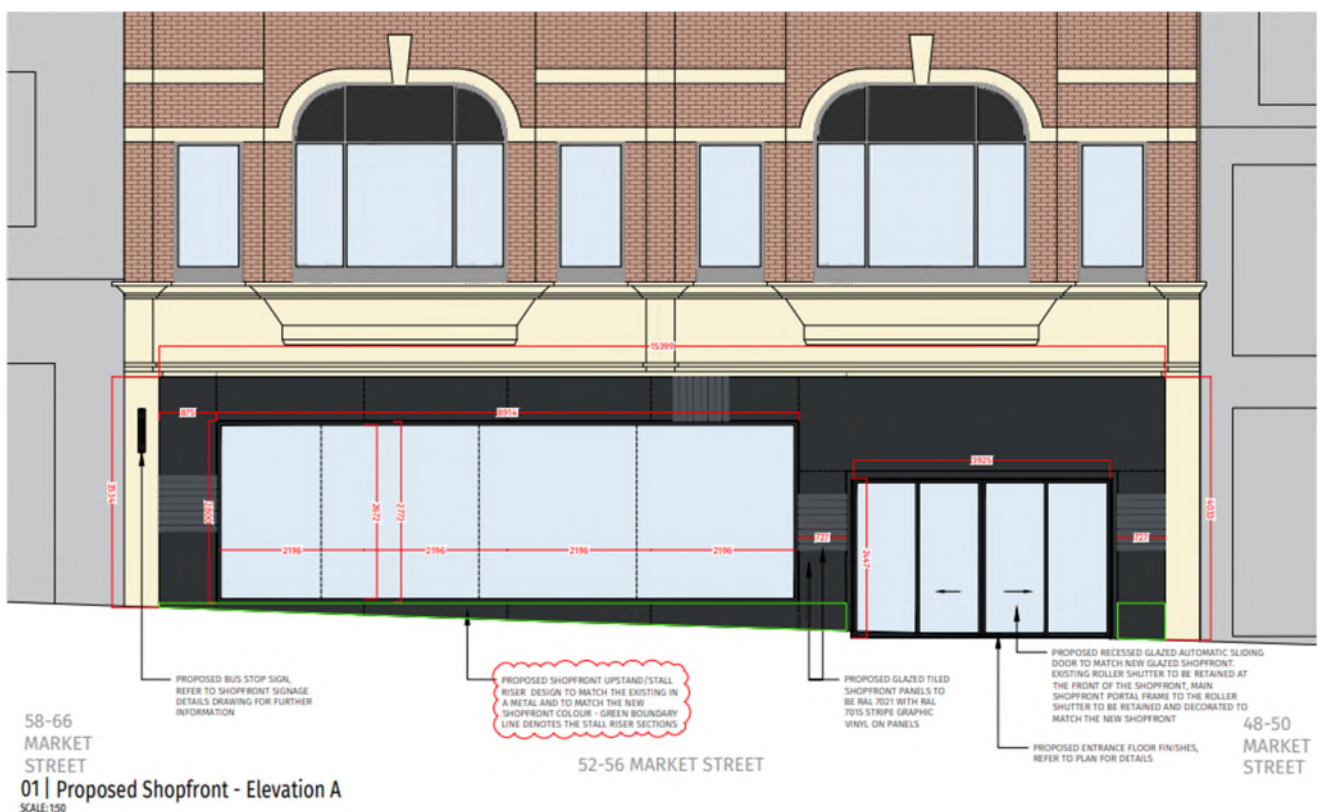
Visual Amenity

The proposed works would involve the installation of a glazed tiled shopfront to the existing lower ground shopfront area.

The wide clear glazed shop front that will take up a large part of the front elevation would open up the commercial unit in a more positive manner compared to the previous segmented openings, creating a more harmonious composition with the lower entrance.

A glazed automatic sliding door shall be installed. This will be recessed in a similar manner as the existing entrance.

The proposed works will not impact upon the surrounding stonework that forms a frame around the shopfront.



Proposed elevation

The use of a glazed tiled shopfront is considered to be acceptable. The glazed tiled shopfront would help to preserve the high-quality appearance of the modern section of the ground floor, whilst simultaneously helping to visually differentiate the modern frontage from the historic façade while keeping it subservient to the rest of the building.

A condition has been added so that a sample of the metal cladding be submitted to the Local Planning Authority, in order for the quality of the proposed material to be fully accessed.

The colour is in a similar colour pallet to the existing shopfront,

In summary, the proposal would not be considered to have a negative impact of the visual amenity of either host building itself, or the surrounding street scene.

Access

There is no proposed change to the pedestrian or vehicular access onto and around the site and building.

Refuse

There is no proposed change to the existing refuse strategy.

Conclusion

Given the above, it is considered that the proposal is in accordance with the above policies and should be approved.

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 received by the City Council as Local Planning Authority on 18 February 2025:

- Location Plan

In accordance with the following drawings and documents received by the City Council as Local Planning Authority on 27 February 2025:

- Heritage Statement

And in accordance with the following drawings and documents received by the City Council as Local Planning Authority on 06 May 2025:

- Proposed Shopfront Section 18186-DB3-B01-ZZ-DR-A-90005-S3-P04

And in accordance with the following drawings and documents received by the City Council as Local Planning Authority on 19 May 2025:

- Proposed Shopfront Elevation 18186-DB3-B01-ZZ-DR-A-90001-S3-P05

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) Notwithstanding the details as set out in condition 2 above, prior to the commencement of works, a sample of the materials to be used on the external facade, shall be submitted to and approved by the City Council as Local Planning Authority. This shall include jointing and fixing details and sections where appropriate. The approved details shall then be implemented as part of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building in a Conservation Area and careful attention to building work is required to protect the character and appearance of this building within the Conservation Area and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC18 of the Unitary Development Plan for the City of Manchester.

Informatives

1) The applicant will need to apply for a hoarding permit with the application form obtainable using the following link:
https://www.manchester.gov.uk/directory_record/451867/hoarding_permit

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

First Floor, 58 - 66 Market Street, Manchester, M1 1PW
58 - 66 Market Street, Manchester, M1 1PW
52 - 56 Market Street, Manchester, M1 1PW
48 - 50 Market Street, Manchester, M1 1PW

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
Conservation Area - Upper King Street (Extension) Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL