Planning

Growth & Development

Delegated officer report for planning application

Application no.	142946/FO/2025
Date registered valid:	29 May 2025
Proposal:	Removal of link bridge connection between 25 St Anns Street and 17-23 St Anns Square, and associated facade reinstatement works.
Address:	17-23 St Ann Street, Manchester, M2 7LG
Ward(s):	Deansgate Ward
Applicant:	Ms Claire Perrie NatWest Group Plc
Agent (if any):	Miss Katharine Morgan Cushman & Wakefield
Case officer:	Michael Pearson Tel: 0161 219 2735 Email: michael.pearson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 25/06/2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:
Printed: 30 May 2025 Expired: 20 June 2025

Neighbour notifications
Printed: 30 May 2025 Expired: 20 June 2025

Site notice
Posted: 30 May 2025 Expired: 20 June 2025

Press advert
Published: 3 June 2025 Expired: 24 June 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the Grade II listed Mansfield Chambers, 17-23 St Anns Square, and Grade II* listed 25 St Ann Street. Mansfield Chambers, a late Victorian four storey building, whose rough U shape sees it face out onto St Anns Square, wrap round 25 St Ann Street's rear extension and then front out onto Half Moon Street. 25 St Ann Street, a three storey former bank and attached bank managers house, dating from the early Victorian period, which features a flat roof extension that is situated within the internal courtyard it and Mansfield Chambers share. The aforementioned flat roof extension provides direct access to the eastern wing of Mansfield Chambers via a modern link bridge extension. Mansfield Chambers is in mixed use as light retail at ground floor, with offices above. 25 St Ann Street is currently unoccupied, having last been in use as a bank.

Listed building: Grade II* & Grade II

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the heart of Manchester City Centre's primary shopping area and St Anns Square Conservation Area. Development along Corporation Street and New Cathedral Street is primarily modern in character, dating from the late 1990s and early 2000s. Uses within this area are overwhelmingly comprised of commercial retail space, including café, restaurant, shop and drinking establishment uses. The character of built development closer to the application site within St Anns Square, St Ann Street and King Street, is historic in character, being populated by a high number of Victorian and Edwardian buildings, generally in use as small

scale retail and office uses. Properties of note within the street scene include the Grade I listed Church of St Ann and Grade II listed Royal Exchange to the south and north of the site.

Description of development

The application seeks planning permission for the removal of a link bridge between Mansfield Chambers, 17-23 St Anns Square, and 25 St Ann Street. The link bridge connects 25 St Ann Street's flat roof rear extension to the first floor of Mansfield Chamber's eastern wing.

Upon the removal of the link bridge, façade reinstatement works would see glazed brick reinstated to 25 St Ann Street, and timber windows and brick to Mansfield Chambers. All proposed façade reinstatement works are to match the material palette of their respective building.

Planning History

A high number of applications are on record for the application site, the most relevant of which is shown below:

142840/LO/2025 – Listed building consent for removal of link bridge connection between 25 St Anns Street and 17-23 St Anns Square, associated facade reinstatement works and internal works – Application under consideration.

142839/LO/2025 – Listed building consent for removal of link bridge connection between 25 St Anns Street and 17-23 St Anns Square, associated facade reinstatement works and internal works – Application under consideration.

077219/LO/2005/C1 – LISTED BUILDING CONSENT for the installation of new signage, internal re-fit and installation of plant equipment to third floor roof area – Approved May 2006.

077218/FO/2005/C1 – Installation of new plant equipment to third floor roof – Approved May 2006.

025599 – LISTED BUILDING CONSENT Construction of bridge access link at 1st.floor level – Approved December 1985.

F09053/LB – LISTED BUILDING CONSENT Construction of mezzanine floor in existing ground floor clerks area at rear of banking hall, including fire screens, interview rooms, modifications to foyer and security screens to provide extra office space – Approved October 1978.

Consultations & Notification Responses

Publicity – The application was advertised by way of press and site notice. Notification letters were also sent to a adjacent properties. No comments were received.

Environmental Health – No objection subject to a condition requiring the submission of a construction management plan.

Design for Security at Greater Manchester Police – No objection.

Highway Services – No objection subject to a condition requiring the submission of a construction management plan.

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 SP1 – Spatial Principles
- Policy EC1 – Employment and Economic Growth in Manchester
- Policy EC2 – Existing Employment Space
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)
- Policy CC9 – Design and Heritage
- Policy CC10 – A Place for Everyone
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:
- Policy DC18 – Conservation Areas
- 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-Strat2 – City Centre
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Other Legislative Requirements
Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Principle of the Development

The application would see the external alteration of two listed buildings that would lead to the reinstatement of the clear demise between both buildings to allow the property to be sold on and be subsequently reoccupied. It is understood that the proposed development will allow for the easier sale and subsequent reoccupation of the site in an active commercial use which will let the application site contribute positively to the ongoing regeneration of Manchester City Centre. In light of this, the proposal is considered to accord in principle with Core Strategy Policies SP1, EC1, EC2, EC3, CC1, Places for Everyone Plan Policy JP-Strat2 and the National Planning Policy Framework, subject to the matters discussed below.

Residential Amenity

As stated previously within this report, the neighbouring area is largely commercial, though some residential properties are situated within the upper floors of neighbouring buildings. The proposed

removal of the link bridge is highly unlikely to cause any perceivable impact on neighbouring amenity via loss of light or privacy. Environmental Health do not object to the proposal subject to a condition requiring the submission of a construction management plan, that shall detail dust, noise and vibration suppression methods. Subject to such a condition, it is considered that the development is acceptable in this regard and therefore accords with Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC26 and the National Planning Policy Framework.

Visual Amenity and Heritage

The link bridge proposed to be removed is a corrugated metal clad modern link bridge and is screened from public view by being sited within the internal courtyard between Mansfield Chambers and 25 St Ann Street. As such, it is considered to not negatively impact upon the significance of the St Anns Square Conservation Area. The insertion of this bridge saw the removal of historic material, including windows to Mansfield Chambers. The link bridge is considered to be poorly designed and does not respond well to the high quality materials of the listed building. This is then to be replaced by works that would seek to accomplish a historically sensitive reinstatement. On this basis, it is considered the development would have a positive impact on the significance of both listed buildings. The application is therefore acceptable in this regard and therefore accords with Core Strategy Policies CC9, EN1, EN3, and DM1, Saved Unitary Development Plan Policies DC18 and DC19, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

Highway Safety

The application site lies within an area in which vehicular access is heavily constrained; St Annes Square and Old Bank Street is pedestrianised, vehicular access is limited to deliveries and those requiring disabled access parking bays along St Ann Street. The removal of the link bridge relates to a part of both properties that do not front out onto the public highway. Highways do not object to the proposal subject to a condition requiring the submission of a construction management plan. Subject to such a condition, it is considered the development is acceptable in this regard and therefore accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Conclusion

In light of the above and subject to appropriate planning condition, it has been found that the development is acceptable and is therefore in accordance with Core Strategy Policies SP1, EC1, EC2, EC3, CC1, CC9, CC10, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18, DC19 and DC26, Places for Everyone Plan Policies JP-Strat2 and JP-P2, the National Planning Policy Framework, and the Planning (Lised Buildings and Conservation Areas) Act 1990. On this basis the application is recommended for approval.

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 acted positively in determining this application by assessing the proposal against relevant planning policies and all material considerations. The nature of the scheme has not necessitated further discussions with the applicant. On this basis it is decided to grant planning permission in accordance with the presumption in favour of sustainable development.

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:

- E7480-LP-BP: Location Plan (Received 29/05/2025)
- E7480-GA-EL-17: Elevations Existing and Proposed Separation Works
- E7480-GA-MZ Rev A: Mezzanine Floor Plan Proposed Separation Works
- E7480-GA-GD Rev A: Ground Floor Plan Proposed Separation Works
- E7480-GA-01: First Floor Plan Proposed Separation Works

o E7480-EX-MZ Rev A: Mezzanine Floor Plan Existing & Downtaking Separation Works
o E7480-35-MZ Rev A: Mezzanine Floor Plan Proposed Reflected Ceiling Separation Works

All stamped as received by the City Council as Local Planning Authority on 14/05/2025, unless specified otherwise.

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) Prior to the commencement of the development hereby approved, a detailed construction/fit-out management plan outlining working practices during the construction phase of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt the plan shall include detail on the following matters;

o Communication strategy with residents and businesses
o Display of an emergency contact number;
o Dust suppression measures;
o Measures to control noise and vibration;
o Types and frequency of vehicular demands - Routing strategy and swept path analysis;
o Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure;
o Parking for construction vehicles and staff;
o A commentary/consideration of ongoing construction works in the locality;
o Phasing and quantification/classification of vehicular activity;
o Types and frequency of vehicular demands - Routing strategy;
o Sheeting over of construction vehicles;
o Construction and demolition methods to be used;
o The erection and maintenance of security hoardings where relevant;
o Loading and unloading of plant and materials;
o Details regarding location, removal and recycling of waste (Site waste management plan);

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The construction of the development shall then be carried out in accordance with the approved plan.

Reason - To safeguard the amenities of nearby residents and in the interest of highway safety, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Informatives

1) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

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
Greater Manchester Police

28 - 34 Cross Street, Manchester, M2 7AQ
Advertising Right At The Junction Cross Street, St Ann Street, Manchester, M2 7LG
Seventh Floor, 26 Cross Street, Manchester, M2 7AQ
Sixth Floor, 26 Cross Street, Manchester, M2 7AQ
Second Floor, National House, 36 St Ann Street, Manchester, M2 7EL
First Floor To Third Floor, 17 St Ann's Square, Manchester, M2 7EF
Fifth Floor, 2 Old Bank Street, Manchester, M2 7PF
Second Floor, 2 Old Bank Street, Manchester, M2 7PF
Third Floor Rooms 46 To 48 And 50 To 56, 17 St Ann's Square, Manchester, M2 7EF
Fourth Floor Left, Alliance House, 30 Cross Street, Manchester, M2 7AQ
Second Floor Front, Alliance House, 30 Cross Street, Manchester, M2 7AQ
Second Floor Rear, Alliance House, 30 Cross Street, Manchester, M2 7AQ
Sainsbury Supermarket, 22 Cross Street, Manchester, M2 7AQ
First Floor, 15 St Ann's Square, Manchester, M2 7PW
28 Cross Street, Manchester, M2 7AQ
Sixth Floor, National House, 36 St Ann Street, Manchester, M2 7LE
Third Floor, National House, 36 St Ann Street, Manchester, M2 7LE
First Floor, National House, 36 St Ann Street, Manchester, M2 7LE
Ground Floor Basement And Mezzanine Floor, 34 St Ann Street, Manchester, M2 7LE
Second Floor Rooms 27 To 37, 17 St Ann's Square, Manchester, M2 7EF
Basement And Ground Floor, 2 Old Bank Street, Manchester, M2 7PF
Fifth Floor, 26 Cross Street, Manchester, M2 7AQ
Fourth Floor, 26 Cross Street, Manchester, M2 7AQ
Third Floor, 26 Cross Street, Manchester, M2 7AQ
Basement, Alliance House, 30 Cross Street, Manchester, M2 7AQ
34 St Ann Street, Manchester, M2 7LE
St Anns Church, St Ann Street, Manchester, M2 7LF
Ground Floor And First Floor, 28 - 34 Cross Street, Manchester, M2 7AQ
Santander, Ground Floor, Alliance House, 30 Cross Street, Manchester, M2 7AQ
Corbieres, Half Moon Street, Manchester, M2 7PB
Alliance House, 30 Cross Street, Manchester, M2 7AQ
Fourth Floor, 2 Old Bank Street, Manchester, M2 7PF
PO Box 320, Royal Bank Of Scotland, St Ann Street, Manchester, M60 2SS
2 Old Bank Street, Manchester, M2 7PF
Fourth Floor, Alliance House, 30 Cross Street, Manchester, M2 7AA
17 - 21 St Ann's Square, Manchester, M2 7PW
Third Floor, Alliance House, 30 Cross Street, Manchester, M2 7AQ
Veincentre Ltd, Fourth Floor, National House, 36 St Ann Street, Manchester, M2 7LE
Fifth Floor, National House, 36 St Ann Street, Manchester, M2 7LE
Third Floor, 2 Old Bank Street, Manchester, M2 7PF
23 St Ann's Square, Manchester, M2 7PS
36 Cross Street, Manchester, M2 7AQ
15 St Ann's Square, Manchester, M2 7PW
COS, 30 St Ann Street, Manchester, M2 7LF
First Floor, 26 Cross Street, Manchester, M2 7AQ
Eighth Floor, 26 Cross Street, Manchester, M2 7AQ
Second Floor, 26 Cross Street, Manchester, M2 7AQ

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 - St Anns Square Conservation Area 1970
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL