

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142215/FO/2025
Date registered valid: 20 February 2025
Proposal: Insertion of 2no louvres at ground floor Artillery Street elevation.
Address: 17 Quay Street, Manchester, M3 3HN
Ward(s): Deansgate Ward

Applicant: Lina Stores QS Limited
Agent (if any): Mrs Danielle Zaire Monmouth Planning Ltd
Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 17/04/2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 27 February 2025 Expired: 20 March 2025

Neighbour notifications

Printed: 27 February 2025 Expired: 20 March 2025

Site notice

Posted: 28 February 2025 Expired: 21 March 2025

Press advert

Published: 4 March 2025 Expired: 25 March 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the six storey office building present at no17 Quay Street. The property is a turn of the century office building having been built on the site of the former Manchester Skin Hospital. The site has recently been remodelled under works approved under application 135294/FO/2022. The property is completed in brick coloured black, with crittal style windows and a two storey glazed extension. The ground floor of the application site consists of a Class E commercial retail unit and a secondary commercial unit in use as a flexible bar/retail use accessed off of Byrom Street, its upper floors then lie in office use. The property features accesses on its elevations off of Quay Street, Byrom Street and Artillery Street. 2no unauthorised louvres are then located along its Artillery Street elevation.

Listed building: Not applicable

Conservation area: Deansgate Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

The application site lies within the heart of the City Centre and Deansgate Conservation Area. The site lies within walking distance of the St Peters Square Tram Stop, as well as other public transport links along Deansgate. Built development is varied within the local street scene, to the south, within the St John Street Conservation Area, development consists of low rise Victorian and Edwardian terrace housing, much of which is Grade II listed. To the north, east and west lie a high number of properties in commercial use of varying designs, with older buildings of historical interest such as that of the Grade II listed Opera House, as well as more contemporary properties in the form of no1 Spinningfields and The Pavilion along Byrom Street, being present within the street scene.

Description of development

The application seeks consent for the installation of 2no decorative louvres in place of 2no existing unauthorised louvres.

The proposed louvres would provide respectively an air intake and extraction point for the ground floor commercial retail unit. The exact design of the decorative louvre has not been confirmed.

Planning History

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

CDN/25/0143 - Discharge of condition 8 (Noise) attached to planning permission ref no 140164/FO/2024 – Application under consideration.

140164/FO/2024 – Change of use of the part ground floor from Class E (a & b) to flexible use comprising bar use (Sui Generis) or Class E (a & b) – Approved September 2024.

135294/FO/2022 - Refurbishment of the existing building including introduction of new fenestration, refurbishment of existing curtain wall, infill of double height recessed bays, new entrances, creation of new amenity space at roof level and introduction of Class E (a,b) use to the ground floor – Approved January 2023.

056653/MO/CITY1/99 – RESERVED MATTERS APPLICATION FOR LANDSCAPING in association with the erection of office building approved in outline under planning ref.049533 after demolition of existing building – Approved June 1999.

049533/OO/CITY1/96 – Erection of an office building with ground floor front in D1 use, after demolition of existing – Approved October 1996.

Consultations & Notification Responses

Environmental Health – No objection subject to a condition relating to plant acoustics.

Publicity – A press and site notice were published, as well as neighbour notifications to nearby properties dispatched. No representations were received.

Policy

Planning policies relevant to this application are detailed below:

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 EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC2 – Retail
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC9 – Design and Heritage

- Policy C10 – Leisure and the Evening Economy
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – 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 12 – Achieving well-designed and beautiful places
- Chapter 16 – Conserving the Historic Environment

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Principle of the development

The application relates to a commercial unit that is part of the ground floor of 17 Quay Street. The proposed development would see the insertion of 2no decorative louvres to allow for aforementioned commercial unit to have means of air intake and extraction. In light of this, it is considered the proposal would create a market facing space for potential F&B occupiers, assisting in securing the occupation of the site, thereby assisting the ongoing regeneration of Manchester City Centre. In light of this the proposal is considered to accord with Core Strategy Policies EC3, CC1, CC2, CC4 and DM1, and Places for Everyone Plan Policy JP-Strat2 in principle, subject to the matters discussed below.

Visual Amenity

The host property is a newly renovated office block, dating from the early 2000s. Artillery Street is a street characterised with a back of house character dominated by, such as louvres, bin stores and the rear of car parks. In this regard the principle of application of louvres in existing openings would not present any notable harm to the local street scene subject to an appropriately high quality design. The existing unauthorised louvres currently installed are unattractive and utilitarian in design. The proposed plans note a decorative finish will be utilised, notwithstanding this however, it is not made clear what the exact design of the louvres would be. In light of this, it is considered necessary to condition the development so their final material finish can be agreed and samples be submitted to and approved by the Local Planning Authority. Any such condition as part of its wording, shall have strict time constraints for discharging it, in order to secure the removal and replacement of the existing unauthorised louvres.

Subject to such a condition, it is considered that the development is acceptable in this regard and therefore accords with Core Strategy Policies SP1, EN1 and DM1, and the National Planning Policy Framework.

Heritage

The application site lies on the southern boundary of the Deansgate Conservation Area, with the rear of the site then facing onto the St Johns Conservation Area. A high number of listed buildings also neighbour the site, including the Grade II* Cobden House at 19 Quay Street, as well as the Grade II listed 14 Byrom Street, bollards to St John's Passage, 15a Byrom Street and 28 St John Street.

As existing, the unauthorised louvres, whilst situated on a secondary elevation, are low quality in terms of their materiality and design and as a consequence of this, as well as the prominent siting of the westerly louvre on the corner of Artillery Street and Byrom Street, detract to some degree from the significance of both the Deansgate and St Johns Conservation Areas.

In comparison, the indicative pattern shown on the proposed plans is of greater visual interest, would soften their overall impact and be clearly visually superior to that of the existing unauthorised louvres. Subject to a condition that would require the provision of exact details regarding their design, as well as material samples, it is considered that the proposal would have a neutral impact on the significance of both the Deansgate and St Johns Conservation Areas and the neighbouring 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, Places for Everyone Plan Policy JP-P2, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

Residential Amenity

The submission lies within an area dominated by properties in commercial use, notwithstanding this however, residential dwellings lie to the south of the site along St John Street and Byrom Street. A noise impact assessment has been submitted with the proposal though Environmental Health have stated this will require updating once the plant has been selected. In light of this, Environmental Health have requested that if approved, the proposal should be conditioned so that an updated acoustic report, that shall confirm the chosen plant, as well as a verification report, be submitted prior to the operation of the scheme. Subject to such a condition, the proposal is acceptable in this regard and accords with Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC26, and the National Planning Policy Framework.

Highway Safety

Artillery Street is a narrow road that provides back of house access to the properties that line St John Street and Quay Street. It is considered that the scale of the proposal, merely consisting of the installation of 2no louvres, does not present an unacceptable risk to Highway Safety and the attachment of a condition requiring the submission of a construction management would be unreasonable, thus failing to meet the six tests for planning conditions. As such, in the event of an approval such a condition will not be attached. Notwithstanding this an informative relating to scaffolding and highway hoarding will be attached to the proposed development if approved. Subject to such an informative 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 conditions, it is considered that the development is on balance acceptable and is therefore in accordance with Core Strategy Policies SP1, EC3, CC1, CC2, CC4, CC9, C10, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18, DC19 and DC26, Places for Everyone Plan Policies, JP-Strat2 and JP-P2, National Planning Policy for Waste, the National Planning Policy Framework and the Planning (Listed 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 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 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 OR Reasons for recommendation to refuse

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:

- o Location Plan (Planning Portal Reference PP-13785450v1)
- o 1488_001 Revision P1: Artillery St Detail Plan
- o 1488_231 Revision P1: Artillery Street Façade - Sections
- o L-QS 3010: Artillery Street Elevations (Received 16/04/2025)

Stamped as received by the City Council as Local Planning Authority on 20/02/2025 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 and the National Planning Policy Framework

3) a) Within two months of the date of this decision notice, final details regarding the pattern and material finish, as well as material samples, of the decorative louvre panels hereby approved, along with a timeline for their installation shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details and shall be implemented in accordance with the approved timeline.

b) Within one month of the discharging of part a of this condition, confirmation that the approved decorative louvres have been installed shall be submitted to and approved in writing by the City Council as Local Planning Authority. The louvres shall then be retained and maintained for the lifetime of the development thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) (a) Within two months of the date of this decision notice, details of the how externally mounted ancillary plant, equipment and servicing including plant located behind louvres has been selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location in order to secure a reduction in the level of noise emanating from the site shall be submitted to and approved in writing by the City Council as Local Planning Authority.

(b) Any non-compliance shall be suitably mitigated in accordance with an agreed scheme and timescale within 2 months of the approval of part (a)

(c) Within one month of the discharging any requirement of b a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken conforms to the recommendations and requirements of part b. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - In order to safeguard the amenities of occupiers of neighbouring properties in accordance with Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC26 and the National Planning Policy Framework.

Informatives

1) o 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

o The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

o If basement/Structure excavations/works are proposed adjacent to the highway, structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section via Email highways.structures@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Environmental Health

8 Byrom Street, Manchester, M3 3BF
10 Byrom Street, Manchester, M3 3BF
Flat 303, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 302, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 301, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 203, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 202, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 201, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 103, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 102, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 101, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat G03, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat G02, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat G01, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Third Floor, 15 Quay Street, Manchester, M3 3HN
First Floor, 15 Quay Street, Manchester, M3 3HN
Second Floor, 15 Quay Street, Manchester, M3 3HN
Fifth Floor, 15 Quay Street, Manchester, M3 3HN
Fourth Floor, 15 Quay Street, Manchester, M3 3HN
Opera House, Quay Street, Manchester, M3 3HP
Ground Floor, 15 Quay Street, Manchester, M3 3HN
Office 3 Second Floor, 19B Quay Street, Manchester, M3 3HN
Office 2 Second Floor, 19B Quay Street, Manchester, M3 3HN
Office 1 Second Floor, 19B Quay Street, Manchester, M3 3HN
Third Floor, 19B Quay Street, Manchester, M3 3HN
Lime Blue (O) Part Second Floor, 19B Quay Street, Manchester, M3 3HN
FLIPBOOK LTD, First Floor, 19B Quay Street, Manchester, M3 3HN
Ground Floor, 19B Quay Street, Manchester, M3 3HN
19B Quay Street, Manchester, M3 3HN
The Old Schoolhouse, 14 Byrom Street, Manchester, M3 4PP
12 Byrom Street, Manchester, M3 4PP
19 Quay Street, Manchester, M3 3HN
15 Quay Street, Manchester, M3 3HN

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 - Deansgate Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL