

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141774/FO/2024
Date registered valid: 26 February 2025
Proposal: Retention of timber shopfront.
Address: 89 Oldham Street, Manchester, M4 1LW
Ward(s): Piccadilly Ward

Applicant: Mr Richard Ward Cityscape Estates Limited
Agent (if any): Mr James Peeling BWP
Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 07/04/2025

Application details

Type of application: Full Application Consent

Development type: Minor Retail

Date of site visit:

Standard consultations:

Printed: 6 March 2025 Expired: 27 March 2025

Neighbour notifications

Printed: 6 March 2025 Expired: 27 March 2025

Site notice

Posted: Expired:

Press advert

Published: 11 March 2025 Expired: 1 April 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to a property at 89 Oldham Street. The property is 3-storeys in height and is within a relatively low-rise terrace of buildings that are located between Hilton Street and Whittle Street.

The building is not listed but is within the Smithfield Conservation Area and is adjacent to the Stevenson Square Conservation Area. The property has a frontage on Oldham Street and there is no obvious access to the rear of the property from surrounding streets.

The ground floor unit was granted planning permission for a change of use to a Sui Generis drinking establishment under application reference 140805/FO/2024 in December 2024. The upper floors of the property are used as residential apartments.

Listed building: Not applicable

Conservation area: Smithfield Conservation Area 1987

Tree Preservation Order: Not applicable

Description of area

The area relates to Oldham Street in the Norther Quarter. There are Grade II Listed buildings at 132 Oldham Street, 105 Oldham Street, 66 Oldham Street close to the site.

Other uses in the immediate area include offices, residential apartments, creative industries, shops, bars and restaurants. There are nearby residential properties at 84-86 Oldham Street, 2 Houldsworth Street, 60a Oldham Street, 89-95 Oldham Street, 90-94 Oldham Street, 99 Oldham Street, 105 Oldham Street, 119 Oldham Street, 127 Oldham Street, 82 Tib Street, 100 Tib Street and 110-112 Tib Street.

Description of development

The development relates to the retention of a timber and glass shopfront to the ground floor unit.

Consultations & Notification Responses

Publicity - a notice was displayed on site advertising the works as those affecting a conservation area. A notice was placed in the local press advertising the works as those affecting a conservation area. Letters were sent to surrounding occupiers notifying them of the development. No representations have been received as a result of this publicity.

Issues

The main policies that relate to this application are DM1 (Development Management), SP1 (Spatial Principles), EN3 (Heritage), CC9 (Design and Heritage) and CC10 (A Place for Everyone) of the Manchester Core Strategy (2012), saved policy DC18 (Conservation Areas) of the Unitary Development Plan for the City of Manchester (1995), policy JP-P2 (Heritage) of the Places for Everyone Joint Development Plan (2024) and the Shopfront and Signage Design Guide SPD (2024).

Visual amenity

The shopfront replaced a previous black timber shopfront. The previous shopfront was of a different design, with a recessed central portal flanked by glass display areas. The new shopfront has doorway to the southwestern end of the elevation, with windows to the north of this. The horizontal dimensions have remained similar, with a stallriser of approximately the same height. Thus, the similarity in proportions and colour palette to the previous shopfront means that the overall impression of the shopfront remains broadly similar.

The new design reflects the shopfronts installed to the neighbouring three units to the north and hence there is a degree of visual continuity to the units. Whilst lacking in much visual interest, the new shopfront is highly glazed, which helps activate the frontage, and the simple black colour palette ensures it is relatively unobtrusive. Forming a visual part with the other units at this location, it integrates into the street scene in an unassuming manner.

Saved policy DC14.5(e) of the Unitary Development Plan (1995) states that individual letter signs are preferred over box signs in conservation areas. The removal of an unsightly box sign and fascia, replaced with a simple blank fascia area in line with the neighbouring units has resulted in a minor visual uplift. To ensure any future signage is of an appropriate design for a conservation area a signage strategy condition is attached to this approval. This includes a set of criteria to guide the design principles of any future signage.

The removal of the external roller shutters, including the bulky box at the top of the shopfront, has resulted in a significant improvement to the overall appearance of the building. The lack of shuttering outside the hours of operation of the unit would help improve the sense of activity in the street scene. As per 6.2.4. of the Shopfront and Signage Design Guide SPD (2024), solid shutters can increase the perception of danger and crime for pedestrians and hence this alteration is supported as it has helped to mitigate a potentially negative impression of Oldham Street.

Impact on the conservation area

The new shopfront comprises timber and glass, which are considered to be traditional materials appropriate for use within a conservation area, in accordance with 6.2 and 6.3 of the Shopfront and Signage Design Guide SPD (2024). The aforementioned design continuity with the other shopfronts at this location means the shopfront does not create an unduly prominent new feature within the conservation area. Given the above, the shopfront is not considered to be detrimental to the character or appearance of the designated heritage asset, the Stevenson Square Conservation Area.

Access

A site visit confirmed the new shopfront maintains level access with pavement level. The door way opens inwards, ensuring there would be no impact on the adopted highway, thereby avoiding any potential impediment to pedestrian traffic. Given the above, it is considered that the development is acceptable with regard to access and thus accords with policy CC10 of the Manchester Core Strategy (2012).

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

Condition(s) to be attached to decision for approval

1) The development hereby approved shall be carried out in accordance with the following drawings and documents:

-Drawing - Existing & Proposed 01 SECTIONS DETAIL OF SHOP FRONT received by the City Council, as Local Planning Authority, on 26/02/2025

-Drawing - Proposed 1 LAYOUT PLAN received by the City Council, as Local Planning Authority, on 18/12/2024

Reason - to ensure the development is carried out in accordance with the approved plans pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

2) Within two months of this approval, a signage strategy for the unit building shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, the signage shall comprise:

- 1no. fascia sign comprising individual metal letters (with an acrylic face if face illuminated)
- 1no. non-illuminated projecting sign, of a hanging, bracketed design and a depth of not more than 30mm
- Any illuminated signage to have an illuminance level of no more than 300cd/m²

The signage strategy will include timescales for implementation. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

60 Oldham Street, Manchester, M4 1LE
CLEVER BEANS LTD, Second Floor, 72 Tib Street, Manchester, M4 1LG
95 Oldham Street, Manchester, M4 1LW
85 Oldham Street, Manchester, M4 1LW
Ground Floor, 46 - 50 Oldham Street, Manchester, M4 1LE
Basement, 46 - 50 Oldham Street, Manchester, M4 1LE
Second Floor, 46 - 50 Oldham Street, Manchester, M4 1LE
46 - 50 Oldham Street, Manchester, M4 1LE
First Floor, 46 - 50 Oldham Street, Manchester, M4 1LE
Third Floor, 72 Tib Street, Manchester, M4 1LG
First Floor Flat, 58 Oldham Street, Manchester, M4 1LE
93 Oldham Street, Manchester, M4 1LW
91 Oldham Street, Manchester, M4 1LW
66 Tib Street, Manchester, M4 1LG
Flat 1, 89 - 95 Oldham Street, Manchester, M4 1LW
Flat 8, 89 - 95 Oldham Street, Manchester, M4 1LW
Flat 6, 89 - 95 Oldham Street, Manchester, M4 1LW
Flat 2, 89 - 95 Oldham Street, Manchester, M4 1LW
Flat 4, 89 - 95 Oldham Street, Manchester, M4 1LW
70 Tib Street, Manchester, M4 1LG
72 Tib Street, Manchester, M4 1LG
74 Tib Street, Manchester, M4 1LG
91 - 95 Oldham Street, Manchester, M4 1LW
Serviced Apartment 2, Marlee Court, 62 Tib Street, Manchester, M4 1LG
Basement, 91 - 95 Oldham Street, Manchester, M4 1LW
Serviced Apartment 1, Marlee Court, 62 Tib Street, Manchester, M4 1LG
Marlee Court, 62 Tib Street, Manchester, M4 1LG
First Floor, 72 Tib Street, Manchester, M4 1LG
Flat 10, 89 - 95 Oldham Street, Manchester, M4 1LW
Flat 7, 89 - 95 Oldham Street, Manchester, M4 1LW
Flat 5, 89 - 95 Oldham Street, Manchester, M4 1LW
Flat 3, 89 - 95 Oldham Street, Manchester, M4 1LW
Flat 9, 89 - 95 Oldham Street, Manchester, M4 1LW
58 Oldham Street, Manchester, M4 1LE
54 Oldham Street, Manchester, M4 1LE
52 Oldham Street, Manchester, M4 1LE
87 Oldham Street, Manchester, M4 1LW
68 Tib Street, Manchester, M4 1LG

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Smithfield Conservation Area 1987
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CENTRAL