

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144648/FO/2025
Date registered valid: 8 December 2025
Proposal: Installation of roof mounted plant
Address: Block A, The Quarter, Oldham Street, Manchester, M4 1LF
Ward(s): Piccadilly Ward

Applicant: Kempton Homes Ltd
Agent (if any): Mrs Caroline Payne Emery Planning
Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 27 January 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 19 January 2026

Standard consultations:

Printed: 12 December 2025 Expired: 5 January 2026

Neighbour notifications

Printed: 12 December 2025 Expired: 5 January 2026

Site notice

Posted: 24 December 2025 Expired: 17 January 2026

Press advert

Published: 12 December 2025 Expired: 5 January 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order: Not applicable

Description of site/building

This application relates to a recently completed building at 76-82 Oldham Street (Block A) and 70 Spear Street (Block B). The buildings are separated by Spear Street. The site was redeveloped following a fire in 2013 that resulted in the loss of all but one of the buildings on site including the substantial art deco building that was formerly Dobbins department store.

It is constructed in a light buff brick with angled window bays and anodised bronze coloured window frames and a flat roof.

Description of Area

The site is within the Stevenson Square Conservation Area and opposite the Smithfield Conservation Area. Grade II Listed buildings at 132 Oldham Street, 105 Oldham Street, 66 Oldham Street are close to the site and the Grade II Listed former worker's cottages at 4-8 Bradley Street are opposite the site.

Other uses in the immediate area include offices, residential apartments, creative industries, shops, bars and restaurants. The adjoining property at 84-86 Oldham Street, is used for residential purposes. There are other nearby residential properties at 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.

The building is within the Northern Quarter of Manchester City Centre and surrounding uses include shops, offices, residential accommodation, bars, restaurants and entertainment venues. The Northern Quarter is home to creative industries, bars, shops, takeaways, cafes that are mainly operated by independent businesses and residential properties.

This part of Oldham Street has a mix of commercial and residential uses and a mix of modern and contemporary developments and historic buildings. It was previously an important shopping street but now has a mix of uses including independent businesses.

Site History

Planning permission was granted on 30th August 2016 for the demolition of the existing building and all site structures and the construction of 2no. mixed use buildings (Application referenced: 110074/FO/2015/C2).

An application referenced 140007/FO/2024 was approved in September 2024 and granted planning permission for the installation of plant on the roof of Block A.

Application referenced CDN/24/1007 granted discharge of Condition 3 (Noise) but didn't grant discharge of Condition 4 (Screen) in January 2025. The application was appealed (referenced APP/B4215/W/25/3360798). This appeal was dismissed.

Description of development

Planning permission is now sought for the installation of mechanical plant on the roof of Building A which has a frontage on Oldham Street. The equipment would be sited on the part of the roof that is adjacent 86 Oldham Street, which is a historic building with a cafe at the ground floor and residential accommodation in the upper floors. It could be seen from 86 Oldham Street and from the corner of Houldsworth Street and Spear Street.

Consultations & Notification Responses

Publicity -The application was advertised in the local press as affecting the setting of a listed building and affecting the setting of a conservation area, a site notice was displayed on site and letters were sent to surrounding occupiers to inform them of the proposals – No responses received.

Environmental Health – Recommended a condition to require the implementation of the measures within the acoustic report and require the submission of a verification report.

Issues

Local Policy

Places for Everyone -

Policy JP-Strat2 (City Centre)
Policy JP-P1 (Sustainable Places)
Policy JP-P2 (Heritage)

The Adopted Core Strategy for the City of Manchester -

Policy EN1 (Design Principles and Strategic Character Areas)
Policy EN3 (Heritage)
Policy CC9 (Design and Heritage)
Policy SP1 (Spatial Principles)
Policy DM1 (Development Management)
Policy CC7 (Mixed Use Development)

The Unitary Development Plan for the City of Manchester -

Saved Policy DC18.1 (Conservation Areas)
Saved Policy DC19.1 (Listed Buildings)
Saved Policy DC26 (Development and Noise)

National Policy

Section 12 (Achieving well-designed places)
Section 16 (Conserving and Enhancing the Historic Environment).

Draft National Planning Policy Framework - 16th December 2025

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

National Planning Practice Guidance (NPPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Principle –

These works would allow the installation of externally mounted equipment on the roof. A screen is also proposed to disguise the equipment, although details of this would be required by condition. As the equipment would be located at roof level and would be screened, there is no objection in principle to the works proposed.

Visual Amenity, including the impact on the Character and Appearance of the Affected Heritage Assets -

Under these criteria the effect of the proposal on the affected heritage assets has been considered as follows:

The plant would have limited visibility at street level given the height of the building and the fact that it would be screened and the set back from the roof edge. Given this, it would have a low level of visibility that would cause less than substantial harm to the surrounding conservation area.

It is considered that the benefits of the proposal would outweigh the low level of less than substantial harm caused to the surrounding conservation and the works are therefore consistent with paragraphs 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. The public benefits are the occupation of a vacant unit within the building on this important street. There would be no impact on the setting of the above identified listed buildings.

Conclusion

The proposals would result in less than substantial harm to the surrounding conservation area, which would be offset by allowing the use of a ground floor unit within this recently constructed building contributing to regeneration and providing amenities for local residents and jobs.

Conditions will be attached for the submission of full and final details of the plant screens.

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Overall, the impacts cause a minor amount of less than substantial harm which addresses the requirements of paragraph 212 and 215 of NPPF and the advice within Section 16 of the NPPF in relation to harm. The removal of non-original fabric and replacement with less harmful additions along with the above described public benefits justifies this harm.

Paragraph 212. Of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The proposed works would therefore be consistent with sections 66 and 72 of the Planning Act in relation to preservation and enhancement and comply with Policies EN1, SP1, CC9, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC14, DC18 and DC19 of the Unitary Development Plan for the City of Manchester and Policies JP-P1, JP-Strat2 and JP-P2 of Greater Manchester's Places for Everyone Guidance in relation to the impact on visual amenity.

Amenity Issues –

The closest residential building is adjacent the site, but the acoustic report submitted is acceptable and the equipment would be screened.

The works would be consistent with national and local planning policy, would allow the use of a new development that has assisted with regeneration.

The condition recommend by the City Council's Environmental Health Service would be applied to the application.

The alterations therefore comply with policy JP-P1 and JP-P2 of Greater Manchester's Places for Everyone Guidance, policies CC9, EN1, EN3, SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

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:

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals that have allowed that application to be approved.

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:

The location plan referenced 7780-al(05)100 Rev P01 received by the City Council as local planning authority on 1 December 2025

The drawings referenced:

7708-AL(05)110 Rev P03
7708-AL(05)111 Rev P03
7708-AL(05)120 Rev P03
7708-AL(05)122 Rev P03
7708-AL(05)121 Rev P04
7708-AL(05)130 Rev P02

received by the City Council as local planning authority on 16 January 2026

The QAHV Monobloc Air Source Heat Pump spec received by the City Council as local planning authority on 1 December 2025

The Air-conditioning product information received by the City Council as local planning authority on 1 December 2025

The Technical Advice Note prepared by Clarke Saunders received by the City Council as local planning authority on 1 December 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, EN1, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

3) a) The internal and external equipment hereby approved shall be acoustically insulated in accordance with the Technical Advice Note prepared by Clarke Saunders received by the City Council as local planning authority on 1 December 2025 in order to secure a reduction in the level of noise emanating from the equipment.

b) Prior to the first operation of the equipment (part a), a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the extraction equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before operation of the extraction and the use of the new kitchen can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

4) Notwithstanding the information hereby approved, full and final details of the screen to be installed around the equipment hereby approved shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of the externally mounted equipment hereby approved. The approved screen shall be installed prior to the completion of the installation of the external mounted equipment hereby approved and prior to the operation of any of the equipment. The screen shall remain in situ for as long as the area outlined shown on drawing referenced 7708-AL(05)110 Rev P03 contains external equipment.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in

Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

82 Oldham Street, Manchester, M4 1LF

Flat 28, 70 Spear Street, Manchester, M1 1AW

Flat 27, 70 Spear Street, Manchester, M1 1AW

Flat 26, 70 Spear Street, Manchester, M1 1AW

Flat 25, 70 Spear Street, Manchester, M1 1AW

Flat 24, 70 Spear Street, Manchester, M1 1AW

Flat 23, 70 Spear Street, Manchester, M1 1AW

Flat 22, 70 Spear Street, Manchester, M1 1AW

Flat 21, 70 Spear Street, Manchester, M1 1AW

Flat 20, 70 Spear Street, Manchester, M1 1AW

Flat 19, 70 Spear Street, Manchester, M1 1AW

Flat 18, 70 Spear Street, Manchester, M1 1AW

Flat 17, 70 Spear Street, Manchester, M1 1AW

Flat 16, 70 Spear Street, Manchester, M1 1AW

Flat 15, 70 Spear Street, Manchester, M1 1AW

Flat 14, 70 Spear Street, Manchester, M1 1AW

Flat 13, 70 Spear Street, Manchester, M1 1AW

Flat 12, 70 Spear Street, Manchester, M1 1AW

Flat 11, 70 Spear Street, Manchester, M1 1AW

Flat 10, 70 Spear Street, Manchester, M1 1AW

Flat 9, 70 Spear Street, Manchester, M1 1AW

Flat 8, 70 Spear Street, Manchester, M1 1AW

Flat 7, 70 Spear Street, Manchester, M1 1AW

Flat 6, 70 Spear Street, Manchester, M1 1AW

Flat 5, 70 Spear Street, Manchester, M1 1AW

Flat 4, 70 Spear Street, Manchester, M1 1AW

Flat 3, 70 Spear Street, Manchester, M1 1AW

Flat 2, 70 Spear Street, Manchester, M1 1AW

Flat 1, 70 Spear Street, Manchester, M1 1AW

Unit 2, 60 Spear Street, Manchester, M1 1AW

Unit 1, 60 Spear Street, Manchester, M1 1AW

Basement And Ground Floor, 119 Oldham Street, Manchester, M4 1LN

84 - 86 Oldham Street, Manchester, M4 1LF

Flat 2, 119 Oldham Street, Manchester, M4 1LN

Flat 1, 119 Oldham Street, Manchester, M4 1LN

117 Oldham Street, Manchester, M4 1LN

Flat 9, 84 - 86 Oldham Street, Manchester, M4 1LF

Flat 6, 84 - 86 Oldham Street, Manchester, M4 1LF

Flat 4, 84 - 86 Oldham Street, Manchester, M4 1LF

Flat 1, 84 - 86 Oldham Street, Manchester, M4 1LF

86 Oldham Street, Manchester, M4 1LF

Flat 10, 84 - 86 Oldham Street, Manchester, M4 1LF

Flat 8, 84 - 86 Oldham Street, Manchester, M4 1LF

Flat 7, 84 - 86 Oldham Street, Manchester, M4 1LF

Flat 5, 84 - 86 Oldham Street, Manchester, M4 1LF

Flat 3, 84 - 86 Oldham Street, Manchester, M4 1LF

Flat 2, 84 - 86 Oldham Street, Manchester, M4 1LF

123 Oldham Street, Manchester, M4 1LN

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 - Stevenson Square Conservation Area 1987

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CENTRAL