

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144060/FO/2025	
Date registered valid:	17 December 2025	
Proposal:	Creation of a café (Use Class E(a/b)).	
Address:	Atlas Chambers, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU	
Ward(s):	Deansgate	Ward
Applicant:	Costa Ltd	
Agent (if any):	Miss Anisha Ahmed Savills	
Case officer:	Sam Tel: 0161 219 Email: sam.elliott@manchester.gov.uk	Elliott 2856
Recommendation:	Approve	
Date of recommendation:	04/02/2026	

Application details

Type of application:	Full Application Consent
Development type:	Change of use
Date of site visit:	7 January 2026
Standard consultations: Printed: 2 January 2026	Expired: 23 January 2026
Neighbour notifications: Printed: 2 January 2026	Expired: 23 January 2026
Site notice: Posted: 7 January 2026	Expired: 28 January 2026
Press advert: Published: 13 January 2026	Expired: 3 February 2026
Departure from Development Plan:	No
Environmental Statement:	Not required

Description of site/building

The application concerns the ground, mezzanine and first floor of the Grade II-listed Atlas Chambers, which sits on the corner of King Street and Brown Street. The former banking hall building adopts a classic twentieth century style, with its historic significance derived partially from its architectural features, including its grand proportions, Portland stone masonry, bronze doorway set in the centre and surmounted by a bronze Atlas with golden globe, a bronze plaque on the corner and a cartouche above this. While the façade has been modified to some degree, with a plate-glass glazing either side and above the bronze door, as well as to the Brown Street Bays, the modern elements retain the grandiose proportions of the remaining historic fabric and design.

The Site is currently vacant, occupied by Hervia for the sale of clothing between April 2021 and June 2023. Prior to this, Virgin Money occupied the Site from September 2012 to July 2019, operating as an office, restaurant and lounge area. Reflecting this, the unit's existing general arrangement largely consists of a modern office fit out and hospitality space.

Listed building:	Grade II
Conservation area:	Upper King Street Conservation Area 1970
Tree Preservation Order:	Not applicable

Description of area

The area relates to King Street in Manchester City Centre. The area lies within the Upper King Street Conservation Area (1970) and there are fourteen listed buildings on the street including the Grade I-listed former Bank of England building at number 82, the Grade II*-listed former Midland Bank at number 100, the Grade II-listed Pall Mall Court opposite the site, and the Grade II-listed Former Reform Club Manchester Club.

The character of the area comprises office, retail, dining and drinking uses. It is in a highly sustainable location, with a wide availability of public transport routes in the vicinity.

Description of development

Planning permission is sought for use of the unit as a Class E café use.

The unit would be open between the following hours:

- Monday to Sunday: 06:30 – 20:00pm

It is noted that within the scope of this application, planning permission is not sought for any external alterations associated with the new use. Application 144062/LO/2025 was submitted following this application, seeking Listed Building Consent for the installation of signage, internal and external alterations and associated works. Application seeks the associated advertisement consent for 2 no. internally illuminated projecting signs.

Consultations & Notification Responses

Publicity

Neighbour notification letters were sent to surrounding properties. At the time of writing this report, no representations have been received because of this publicity.

Advertisement

The proposal was advertised by site notice and in the MEN as affecting the setting of a listed asset(s) and a Conservation Area. At the time of writing this report, no representations have been received because of this publicity.

Highways:

No objections, subject to CMP and cycle parking information:

- The site is in a sustainable location with no significant in vehicle trips, parking requirement anticipated. Additional footfall can be accommodated
- Applicant should be advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams
- Appropriate bin storage location provided and accepted collection from Chancery Lane.
- No CMP required.

Environmental Health:

No objection, subject to condition:

- Accepts that no odours or vapours are associated with the use, however recommends a condition restricting cooking operations. In the event that odours or vapours are produced as a result of cooking, a fume strategy should be conditioned.
- Agree to the hours proposed in the Noise Impact Assessment.
- Upon review of the Ship Canal House, King Street, Manchester, M2 Basement Floor Bin Store Plan dated 17 Nov 25; the Appendix E – Waste Management Strategy document received 26/11/2025; and correspondence dated 23/01/2026, waste management is acceptable.
- Accepts that no plant associated with the use, however recommends a condition requiring submission of a Noise Impact Assessment and verification report in the event that plant is installed.

Design for Security Greater Manchester Police Service:

No objection:

- No concerns with scheme and viewed as appropriate within the area.

Neighbourhood Policing:

No

response.

Policy Context

The following policies are considered relevant to this application:

Places for Everyone

- JP-Strat2 – City Centre
- JP-P1 – Sustainable Places
- JP-P2 – Heritage

The Adopted Core Strategy for the City of Manchester

- SP1 – Spatial Principles
- CC1 – City Centre and Fringe
- CC5 – Transport
- CC7 – Mixed Use Development
- CC9 – Design and Heritage
- CC10 – A Place for Everyone
- EN1 – Design Principles and Strategic Character Areas
- EN3 – Heritage
- EN19 – Waste
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester

- DC10 – Food and Drink Uses
- DC14 – Shop Fronts and Related Signs
- DC18 – Conservation Areas
- DC19 – Listed Buildings
- DC26 – Development and Noise

NPPF

- Section 12 (Achieving Well Designed Places)
- Section 16 (Conserving and Enhancing the Historic Environment)

Listed Buildings and Conservation Areas Act 1990

- Sections 66 & 72

Principle of Development

The application would see the vacant ground floor unit used as a Class E coffee shop. The ground floor use would be 'active' in Core Strategy Policy CC7 terms, and is ultimately considered to align with the objectives of Policy CC1, which supports the introduction of a range of economic uses within the City Centre to develop a vibrant City Centre economy.

While it is not expected that the proposed use would create significant additional amenity issues in terms of trip generation, noise and refuse, nor would it have a significant impact upon visual amenity or heritage assets, these matters are explored further below.

Issues

Noise (Opening Hours)

The applicant proposes the following opening hours in the submitted application form:

- *Monday to Sunday: 06:30pm – 20:00pm*

Environmental Health comments raise no objection to the proposed hours of opening. As such the proposed hours are acceptable with respect to Saved UDP Policies DC10 and DC26 as they relate to noise disamenity. It is recommended that a condition is attached to any approval ensuring adherence to these hours.

Noise (Plant)

The applicant has confirmed in correspondence dated 04/02/2026 that no plant is proposed within the scope of this application. Environmental Health recommend that a condition is applied to require submission of a Noise Impact Assessment and verification report in the event that plant is required by current or future occupiers. Subject to a condition to this effect, the proposed use is considered acceptable with respect to Saved UDP Policies DC10 and DC26 as they relate to noise disamenity. It is also recommended that an informative is attached to any decision notice specifying that plant involving any external alterations would require separate planning and listed building consent applications.

Fumes

The applicant has stated that there will be no cooking of hot food on site, with any provision of food not resulting in cooking odours or vapours. Environmental Health accept the above, however request that a condition is applied limiting the operational use such that no hot food is cooked at the unit by current or future occupiers unless risk assessments for odour are provided. Subject to a condition to this effect, the proposed use is considered acceptable with respect to Saved UDP Policy DC10.

Refuse

The applicant has submitted the Ship Canal House, King Street, Manchester, M2 Basement Floor Bin Store Plan dated 17 Nov 25 and the Appendix E – Waste Management Strategy document received 26/11/2025. The applicant has also confirmed via correspondence dated 23/01/2026 that Costa have an existing contract with Biffa and would arrange for waste collected to occur between 2-3 times per week, as well as indicating the location of the 4no. bin stores.

The above has been assessed by MCC Highways and Environmental Health and is considered to be acceptable. MCC Highways view that appropriate bin storage has been indicated within the site's curtilage with kerbside collection accepted from Chancery Lane.

In consideration of the above, the waste strategy is deemed acceptable with respect to Core Strategy Policy EN19. It is recommended that a condition is added to any approval to ensure that waste management is carried out in accordance with the above documents.

Trip Generation, Site Accessibility, Parking, CMP and Cycle Provision

The site is in an accessible location within the City Centre. Highways view that the addition of the café is unlikely to generate a significant increase in additional vehicle trips, though expect that there will be an increased level of pedestrian footfall as a result of the café. Highways consultees view that the new business can be satisfactorily accommodated in highway terms.

No parking is offered with this application, however, no onsite parking has been available for the buildings previous uses. Given its location and the proposed use, Highways view this as acceptable.

Highways also requested provisions for 4no. secure covered parking spaces. The applicant provided the Ship Canal House, King Street, Manchester, M2 Basement Floor Bin Store Plan drawing dated 16 Jun 25 showing an existing cycle cage available for staff (shown in hatched area). On the basis of existing cycle provision, and that the site is located within a sustainable transport location within the City Centre, this is considered acceptable.

Highways request that the applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements are discussed with Highways. Subject to an informative to this effect, Highways consultees do not view a Construction Management Plan as necessary to condition.

The proposal is therefore considered acceptable overall in terms of Core Strategy policies CC1 and CC5.

Accessibility

The existing unit has level access to the interior and there are no proposed alterations to the entrance that would impact level access. In consideration of the above, the proposed use is acceptable with respect Core Strategy Policy CC10 regarding accessibility.

Visual Impact and Heritage Considerations

The application solely relates to the proposed use as a coffee shop and there are no external alterations or plant proposed within the scope of this application. As such, it is not considered that there would be a visual impact on the street scene, nor would there be an impact on the Upper King Street Conservation Area or the settings of any Listed Building's in the vicinity as a result of the café use.

As such, the proposed use is considered to be acceptable in terms of visual amenity and compliant with Policies JP-Strat2, JP-P1 and JP-P2 of PfE; Policies SP1, CC9, EN1, EN3 and DM1 of the Core Strategy; Policies DC18 and DC19 of the Unitary Development Plan; Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990; as well as being in line with guidance contained within Sections 12 and 16 of the NPPF.

Design for Security

Design for Security GMP have reviewed the application and have no concerns with the use, viewing that it would not be out of place within the area. It is not considered that there are significant security concerns with the scheme or that the scheme has failed to utilise opportunities to design out crime.

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:

Drawings:

/2.0 (Site, Location & Block Plan) received 24/09/2025

240350/5.0 received 09/01/2026

Documents:

- Planning, Heritage, Design and Access, and Statement dated September 2025 and received 24/09/2025.

- Ship Canal House, King Street, Manchester, M2 Basement Floor Bin Store Plan dated 17 Nov 25

- Appendix E – Waste Management Strategy document received 26/11/2025.

- Correspondence dated 23/01/2026 re: bin storage proposal/existing cycling provision

- Correspondence dated 04/02/2026 re: confirmation of no plant proposed

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Core Strategy policies SP1, CC1, CC5, CC7, CC9, CC10, EN1, EN3, EN19 and DM1; Saved Unitary Development Plan Policies DC10, DC14, DC18, DC19 and DC26; Sections 66 and 72 of Listed Buildings and Conservation Areas Act 1990; as well as Sections 12 and 16 of the NPPF.

3.

The premises hereby approved shall be occupied as Class E (excluding convenience retail and indoor sport, recreation or fitness) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification).

Reason – To prevent the use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1 and DM1, and the National Planning Policy Framework.

4.

The premises shall not be open outside the following hours:

- Mondays - Sundays: 06:30am - 20:00pm

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 UDP Policies DC10 and DC26.

5.

- a) Notwithstanding the details of Condition 2, prior to the establishment of any cooking facilities within the unit for the provision of any hot food resulting in vapours, fumes or cooking odours, a scheme showing the means for their extraction and filtration, including manufacturer's operating instructions and a programme of equipment servicing/maintenance shall be submitted to and approved by the Local Planning Authority. For the avoidance of doubt, this shall include: a kitchen fume extract strategy report, a risk assessment for odour, and details in relation to replacement air.
- b) Prior to first operation of the kitchen extract system as approved under part a) of this condition, a verification report, which will include post-completion testing, shall be submitted to and approved by the Local Planning Authority to validate that the scheme has been implemented.
- c) In the event that the kitchen extract system as approved and verified under parts a) and b) of this condition does not conform with the scheme for extraction and filtration of cooking odours as approved in part a of this condition, any required measures/changes and verification shall continue until conformity has been achieved and agreed by the Local Planning Authority, before the use can commence.

Reason - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

6.

- a) Notwithstanding the details of condition 2 above, prior to the installation of any plant, either a scheme that demonstrates that any plant will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate the plant so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved by the Local Planning Authority. The plant will remain in operation thereafter unless otherwise agreed by the Local Planning Authority.
- b) Prior to the first operation of the plant approved under part a) of this condition, a verification report, which will include post-completion testing, shall be submitted to and approved by the Local Planning Authority to validate that the plant achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.
- c) In the event that the plant as approved and verified under parts a) and b) of this condition does not conform 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 by the Local Planning Authority, before operation of the kitchen extraction system and heat pump condenser unit 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 UDP Policies DC10 and DC26.

7.

- a) Waste management shall be carried out in accordance with the submitted document(s):
 - Ship Canal House, King Street, Manchester, M2 Basement Floor Bin Store Plan dated 17 Nov 25
 - Appendix E – Waste Management Strategy document received 26/11/2025.
 - Correspondence dated 23/01/2026 re: bin storage/cycling
- b) details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation

Reason - In the interests of amenity and public health, pursuant to Core Strategy policies SP1, EN19 and DM1.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
GMP - CC Neighbourhood Policing

Sixth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Fifth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Third Floor, 73 King Street, Manchester, M2 4NG
Second Floor, 73 King Street, Manchester, M2 4NG
Fourth Floor, 73 King Street, Manchester, M2 4NG
73 King Street, Manchester, M2 4NG
All Bar One Cafe Bar, 75 - 79 King Street, Manchester, M2 4NG
Seventh Floor, 73 King Street, Manchester, M2 4NG
Eighth Floor, 73 King Street, Manchester, M2 4NG
First To Fourth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
LIVERPOOL VICTORIA FRIENDLY, Ninth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Fourth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Ninth Floor, 73 King Street, Manchester, M2 4NG
Hotel Gotham, 100 King Street, Manchester, M2 4WU
Tenth Floor, 73 King Street, Manchester, M2 4NG
ENTERPRISES VENTURES LIMITED, Sixth Floor, 73 King Street, Manchester, M2 4NG
Fifth Floor, 73 King Street, Manchester, M2 4NG
Basement And Ground Floor, 84 King Street, Manchester, M2 4WQ
Seventh Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Flight Club, Ground Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Eighth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
86 King Street, Manchester, M2 4WQ
First Floor, 86 King Street, Manchester, M2 4WQ
SYMATRIX LTD, Second Floor, 86 King Street, Manchester, M2 4WQ
84 King Street, Manchester, M2 4WQ
JAMIE'S ITALIAN LIMITED, Ground Floor, 100 King Street, Manchester, M2 4WU

Appendix 2 – Planning constraints

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Conservation Area - Upper King Street Conservation Area 1970