

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144780/FO/2025

Date registered valid: 5 January 2026

Proposal: External alterations including installation of entrance door, louvre screen and glass louvres.

Address: 88 - 100 Quay Street, Manchester, M3 4PR

Ward(s): Deansgate Ward

Applicant: Aviva Life & Pensions Uk Ltd

Agent (if any): Mr Thomas Humphreys, Icen Projects Ltd

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25 February 2026

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 3 February 2026

Standard consultations:

Printed: 9 January 2026 Expired: 30 January 2026

Neighbour notifications

Printed: 9 January 2026 Expired: 30 January 2026

Site notice

Posted: 3 February 2026 Expired: 24 February 2026

Press advert

Published: 13 January 2026 Expired: 3 February 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

The application site is a ground floor commercial unit in the Globe and Simpson Building, which is a 9-storey building comprising workspace and flexible commercial floorspace at ground level.

The commercial and culture-led regeneration area of the surrounding St. John's area is home to over 1,000,000 sq. ft. of now fully occupied new and refurbished commercial office floorspace, Aviva Studios, 1,600 co-living bedspaces across two buildings, two hotels and a series of refurbished TV Studios, set amongst new high quality public realm on the former ITV Granada studios estate.

The commercial unit fronts out onto three units. One on to New Quay Street, one on to Water Street, and one on to the pedestrianised area of the St John's area.

The site is located within Castlefield Conservation Area.

Description of Development

The proposal seeks external alterations including installation of entrance door, louvre screen and glass louvres.

Related Applications

121721/FO/2018 - Erection of a 9-storey building (including ground) comprising workspace (Use Class B1) and flexible commercial floorspace at ground level (Use Class A1, A3 and / or B1), referred to as Building 2, above basement level for car and cycle parking, together with new public realm, landscaping, provision of external seating areas, access and other associated works.

Approved January 2019.

125222/JO/2019 - Minor Material Amendment to vary Plan References listed in Condition 2 of Planning Permission 121721/FO/2018 to facilitate the removal of car park ramp from New Quay Street, revised basement layout, above ground design changes, and associated works.

Approved January 2020.

140797/FO/2024 - External alterations consisting of addition of louvres and an external door.

Refused December 2024.

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received due to this publicity.

Highway Services – Requested that informatives be added concerning highway licensing and temporary pedestrian and traffic management arrangements.

Environmental Health – Advised that conditions would need to be attached to assess any fumes and plant noise from the development.

Policy

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-P1 - Sustainable Places
- Policy JP-P2 - Heritage

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 CC9 - Design and Heritage
- Policy EN1 - Design Principles and Strategic Character Areas
- Policy EN3 - Heritage
- Policy SP1 - Spatial Principles
- 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 DC26 - Noise and Development

National Planning Policy Framework (NPPF) (2024)

- Chapter 12 - Achieving well-designed places

- Chapter 16 - Conserving and enhancing the historic environment

Draft National Planning Policy Framework (NPPF) (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.

St. John's Strategic Regeneration Framework (SRF)

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Section 72 of the LBCA Act requires the local planning authority to have pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Issues

Principle of Development

The demand for this application arises from the operational needs of the incoming Food & Beverage occupier, whose nature and function require additional M&E service installations that surpass what the existing building infrastructure can support. The volume and specifications of services required for a high-end restaurant exceeds the capacity of the current vertical risers, which were not originally designed to handle this level of extraction and supply systems.

Although the ventilation strategy approved under the original permission recognised the potential for food and beverage (F&B) use within this unit, the level of occupancy and the technical demands associated with the proposed operator exceeds the assumptions of the earlier servicing strategy. As a result, enhanced ventilation and associated plant infrastructure are now necessary to ensure the unit's compliant and efficient operation.

Moreover, the substantial fit-out works carried out on the upper floors by media-sector tenants have created a highly serviced Environment has used up a large part of the building's core distribution space, further reducing the spare capacity for the new ground-floor occupant.

There have been significant discussions between the City Council and the applicant over this and the principle of requiring these alterations in order to facilitate a Food & Beverage operator are not ideal, but can be accepted in this particular case to ensure that this commercial unit in this prominent building secures a high end commercial occupier.

Visual Amenity

There are three elements along the western elevation that are proposed to be introduced.

3no. louvre panels are proposed to be installed on the western elevation to improve ventilation support for the F&B occupier. The louvre panels will be fitted with stainless steel bird mesh and insect mesh, feature ducting at the rear of the panels and finished with a polyester powder coating.

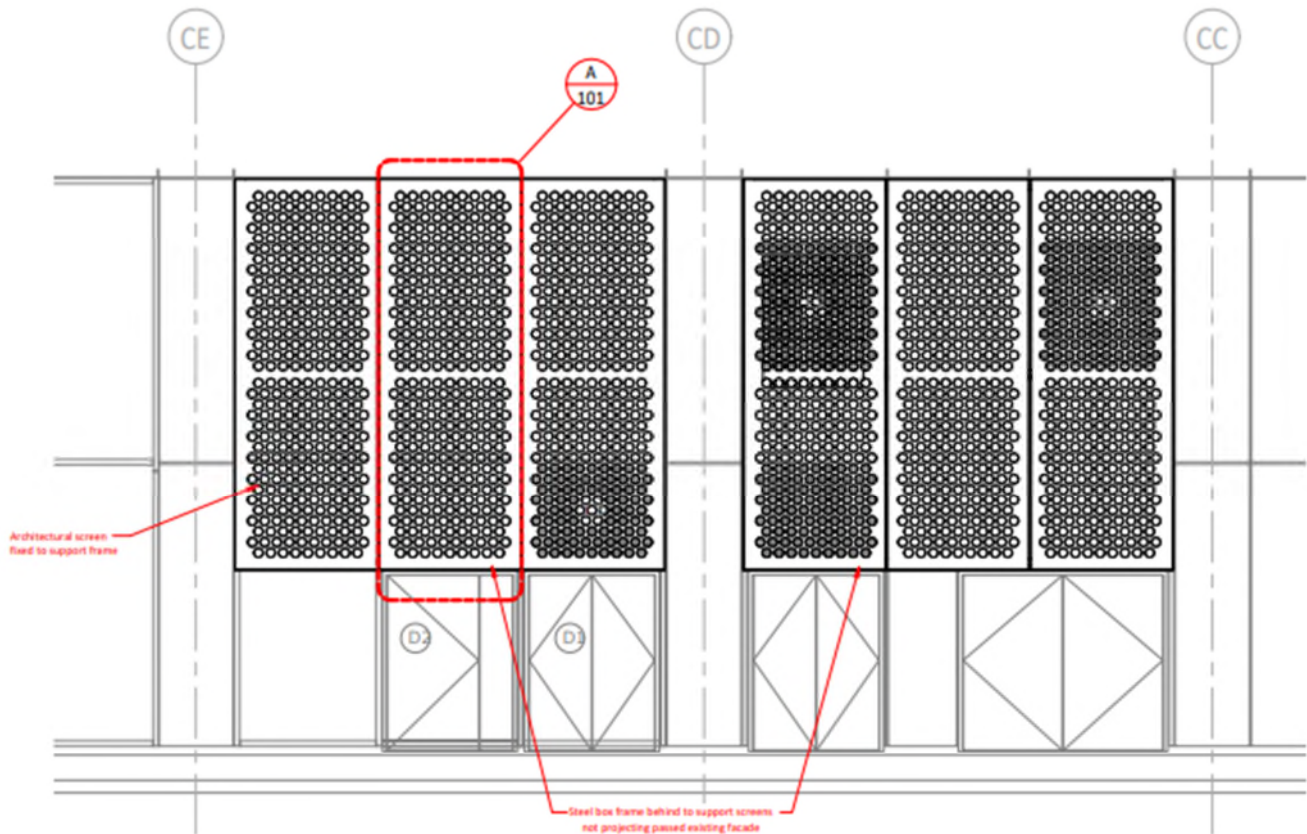
The position of the louvres has been strategically chosen to contain the service infrastructure in one location and to minimise visual disruption to the Quay Street elevation as a result of increasing ventilation capacity.

The design of the louvres matches another louvre and louvres door nearby on the elevation.



Existing Quay Street Elevation

The cumulative visual impact of these standard designed louvres was not considered to be acceptable by the City Council, hence the need for the second design element on the Quay Street elevation to mitigate any visual harm that may be caused – decorative panels.



Architectural Panel Support Frame Elevation

1 : 50

Proposed Decorative Screens

In total, there will be 6no. decorative panels that will run from just above the doors at ground level and will run up to the top of the first floor/mezzanine area. Each panel will be the width of one window panel/solid cladding panel.

Each panel constituting the façade is rectangular and features multiple rows of evenly sized circles, providing a textured aesthetic while preserving the functionality of the louvres.

The panels will be fixed to a steel box frame that fits within the bays' support frames and will not extend beyond the building's existing façade.

The size of each hole is 108mm. The City Council did enquire whether the hole size could be reduced, but in order to maintain the required free-air area of circa 50%, this would necessitate a significant increase in the number of perforations.

The applicant did explore this option with the aluminium fabricator, who confirmed that this approach would materially reduce the panel's rigidity and would require additional steel framing to compensate, which would increase the visual bulk and structural complexity, contrary to the objective of achieving a lightweight and visually recessive screen.

After receiving an updated drawing showing the exact number of perforated holes in each panel and following the review of a sample panel of the proposed decorative screen, which clearly showed no visual external fixings, the City Council judged that the proposed decorative screen to be acceptable in terms of visual amenity impact, given that it shall significantly mitigate the visual impact of the proposed louvres.



Sample of section of the decorative panel

To the left of the existing servicing bay, glazed materials will be replaced with a staff door and a service door, providing access to bin storage and staff-only areas. The staff door will be manufactured by 'Strongdor' and finished with a polyester powder coat to match the existing site. It is intended to utilise the same product as within the existing service bay so that the proposed development is in keeping with the rest of the site.



Existing Elevation facing towards Courts Club

The only visible change along the opposite elevation is the addition of glazed louvres above the entrance door. These will be part of an electrical system complete with a remote, enabling staff to control it at any time. The accompanying text on the proposed plans confirms that the louvre will be specified as Hahn Louvered Window S9-45 and will be installed following the manufacturer's recommendations.

The louvre frame will be finished with a polyester powder coating to match the existing curtain walling and cladding.

There are no further changes to this elevation.

Noise and Odour

As mentioned above, the internal risers designed into the building are at full capacity and therefore this bespoke louvre solution is required at this stage in order to get a Food and Beverage operator into the premises.

A noise impact assessment was submitted alongside the application. Whilst the assessment included plant noise limits at the receptors, at this stage, ventilation layouts and plant selections have not been made available to the consultant. Therefore, a revised assessment will be required once the plant and layout has been confirmed which describes each item of plant / louvre to be installed and assessment to demonstrate the limits in tables 1 and 2 at the receptors will not be exceeded.

Details of mitigation where required will need to be recommended. In addition, the assessment needs to include the details of the baseline noise survey to include the existing LA90 at the receptors which has been used to determine the plant noise limits. If the plant is to operate beyond 23:00 then it will need to be selected or insulated to ensure the night time limits will not be exceeded.

A condition has been attached, to be discharged prior to the use of the ground floor commercial unit, to ensure that any noise impact issues are adequately resolved.

As the alterations are with regard to the incoming restaurant operators kitchen extraction system, a fume and odour extraction strategy is required. A condition has been attached, to be discharged prior to the use of the ground floor commercial unit, to ensure that any fume and odour extraction issues are adequately resolved.

With the attachment of these conditions, it is not considered that there are significant enough noise and odour concerns in order to warrant a refusal.

Highway Safety and Access

There are no concerns regarding highway safety.

There will still be level access into the commercial unit in the building. The additional door shall also provide level access.

Conclusion

The proposals have been carefully designed to address the previous reason for refusal (Ref: 140797/FO/2024) by ensuring that all new elements are visually coherent, sensitively integrated and appropriate to the building's architectural character and the wider St John's regeneration area. The revised scheme consolidates servicing functions, minimises visual clutter, and introduces higher-quality, contextually appropriate materials and finishes.

On the Quay Street elevation, the introduction of louvre panels, revised back-of-house doors, and discreet obscured glazing provides a functional and visually balanced solution that supports the operator's servicing requirements while maintaining the established rhythm of the façade. The proposed decorative rainscreen cladding further mitigates visual impact by creating a unified and high-quality architectural treatment.

On the opposite elevation, the single addition of small, controllable glazed louvres above the entrance represents a modest and sympathetic enhancement that aligns with the existing curtain walling system without altering the overall appearance of the elevation.

Overall, the proposals represent a proportionate, high-quality and carefully considered response to the needs of the incoming occupier, overcoming previous design concerns and preserving the integrity and character of this prominent city-centre building. The works will ensure the unit can operate effectively while maintaining the visual amenity of both the host building and the surrounding area.

Therefore, the proposal is considered to be consistent with the relevant policies set out above and is therefore approved with conditions attached.

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, received by Manchester City Council as the Local Planning Authority on 16 December 2025:

- Proposed Site Plan SJQ-102 AXS XX XX DR A 00100 (rev A)
- Proposed East Elevation PL-004 (rev A)
- PAS 24 Steel Security Door specification
- BLGB50 Glazing and Curtain Walling Louvre Panels
- Plant noise egress assessment report 18487-R07-C dated 11 December 2025, produced by Sandy Brown

Received by Manchester City Council as the Local Planning Authority on 05 January 2026:

- Proposed West Elevation PL-002 (rev A)
- Proposed East Elevation Louvre Details Sheet 1 of 2 201
- Proposed East Elevation Louvre Details Sheet 2 of 2 202
- Proposed West Elevation Louvre Details 203

Received by Manchester City Council as the Local Planning Authority on 13 February 2026:

- Architectural Panel Support Frame Details DR-101 (rev A)

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) The materials used in the external surfaces of the development hereby approved shall be those as specified below:

- The louvre panels, marked as A1 on the elevational drawings, shall be BL GB50 series in Polyester Powder Coat RAL 9011 Matt.
- The steel door, marked as A3 on the elevational drawings, shall be Strongdor Securidor range PAS 24, polyester powder coat in RAL 9011 matt.
- The glazed louvre panels marked as A4 on the elevational drawings, shall be Hahn Louvered Window S9-45.
- The decorative screen/rainscreen cladding marked as A2 on the elevational drawings, in terms of materiality, finish, and lack of visible external fixings, shall be carried out in accordance with the sample received by the City Council on 09 January 2026, and in terms of the number of and size of holes and perforations, and in terms of the fixing details, shall be carried out in accordance with the drawing 'Architectural Panel Support Frame Details DR-101 (rev A)' received by Manchester City Council as the Local Planning Authority on 13 February 2026.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4) a) Notwithstanding the 'Plant noise egress assessment report 18487-R07-C dated 11 December 2025, produced by Sandy Brown', prior to the first use of the ground floor commercial unit, either a scheme that demonstrates that any plant equipment 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 any plant equipment 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 in writing by the Local Planning Authority.

For the avoidance of doubt, the updated noise assessment must describe each item of internal plant equipment that will be serviced by a louvres and each louvre to be installed and an assessment will be required to demonstrate the limits in tables 1 and 2 at the receptors will not be exceeded (once we have seen the LA90 and confirmed suitable). Internal ventilation layout will be required to be submitted. Details of mitigation where required will need to be recommended. In addition, the assessment needs to include the details of the baseline noise survey to include the existing LA90 at the receptors which has been used to determine the plant noise limits. If the plant is to operate beyond 23:00 then it will need to be selected or insulated to ensure the nighttime limits will not be exceeded

The development shall then be carried out in accordance with the approved details.

b) Prior to the first use of the ground floor commercial unit, 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 plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band 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 the use 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.

5) a) Prior to the first use of the ground floor commercial unit, a scheme for the extraction of any fumes, vapours and odours from the premises shall be submitted to and approved in writing by the Local Planning Authority.

The applicant will need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. The strategy should include risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated September 2018. Details should also be provided in relation to replacement air. The location of kitchen extract louvre discharge including in a diagram with the location of any adjacent or neighbouring windows and air intakes identifying in relation to the extraction louvre along with distance to these receptor locations will be required.

The approved scheme shall be implemented before the use commences and shall remain operational thereafter.

b) Prior to the first use of the ground floor commercial unit, confirmation shall be submitted for the approval of the City Council as Local Planning Authority that the approved scheme has been implemented.

c) In the event of non-conformity with the details approved in part a of this condition, 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 the use can commence.

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to policy DM1 of the 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

First Floor, 1 New Quay Street, Manchester, M3 4BN
1 New Quay Street, Manchester, M3 4BN
2 Goods Yard Street, Manchester, M3 3BG
1 Goods Yard Street, Manchester, M3 3BG
37 Quay Street, Manchester, M60 9EA
The New St Johns Building, New Quay Street, Manchester, M3 3BE

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 - Castlefield Conservation Area 1979
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL