

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144364/FO/2025	
Date registered valid:	2 November 2025	
Proposal:	Installation of 2no. replacement doors and external cladding.	
Address:	Arndale Centre, Market Street, Manchester, M4 3AB	
Ward(s):	Piccadilly	Ward
Applicant:	L Benson Xtrafit 2 Limited	
Agent (if any):	Mr S Smith INC Design Associates Ltd	
Case officer:	Sam Tel: 0161 219 Email: sam.elliott@manchester.gov.uk	Elliott 2856
Recommendation:	Approve	
Date of recommendation:	18/12/2025	

Application details

Type of application:	Full Application Consent
Development type:	Minor Other
Date of site visit:	06 November 2025
Standard consultations: Printed: 7 November 2025	Expired: 28 November 2025
Neighbour notifications: Printed: 5 November 2025	Expired: 26 November 2025
Site notice: Posted: 06 November 2025	Expired: 27 November 2025
Press advert: Published: 11 November 2025	Expired: 2 December 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to Units 19A Market Street, Level 42 (Mezzanine) & Unit ABCD at the Arndale Centre. The unit is at first floor, with entrances at Market Street (between Natwest and TSB) and Corporation Street (between Warhammer and Natwest).

The unit is within the Arndale Centre, a commercial shopping mall constructed of red brick and featuring modern glazed shopfronts. It also features cylindrical rotunda bays at the junction of Market Street/Corporation Street and Exchange Square/Corporation Street.

The Market Street entrance is within the covered thoroughfare towards the street's western end. There is an existing framed entrance, a structural beam above, and a glazing pane at the top, currently covered. Surrounding the entrance is a red 'goalpost' cladding.

The Corporation Street entrance fronts the Metrolink line and currently serves as a fire door. It is recessed, with a stone column to the left side and pvc cladding to the right. Above is a bulkhead in dark green.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site has entrances to Market Street and Corporation Street, within the pedestrian priority zone in the City's Retail Core and Primary Shopping Area. Market Street is considered to be the main commercial street in the City Centre, linking Piccadilly Gardens to Cross Street and Deansgate.

For these reasons, the site experiences a high level of daily footfall and is a highly visible location within the City Centre.

Given the site's central location, the application site is a short walking distance from Piccadilly Gardens to the east, King Street and St Peter's Square to the south, and St Anns Square to the southwest. Against this backdrop, a high number of properties in commercial Class E uses populate the surrounding area, with shops, cafes, restaurants, and offices being present nearby.

The cylindrical rotunda bay is adjacent from the St Anns Square Conservation Area and the Grade II listed Royal Exchange. The building's significance derives from its classical architectural style, featuring two attic storeys in a mansard roof, a Baroque turret and domes at corners, channelled rusticated piers, massive entablature and modillioned cornice and balustraded parapet. Views of the conservation areas and the Royal Exchange can also be seen in conjunction with the Market Street and Corporation Street entrances. The Market Street entrance is moreover seen in conjunction with the Upper King Street Conservation Area from certain vantages.

Shopfronts are irregular at this location, having various manifestations, levels of glazing, dimensions, and finishing treatments, with a number featuring grilles of various sizes.

Description of Development

Planning permission is sought for external alterations to the entrances at Market Street and Corporation Street.

At Market Street, the existing red 'goalpost' cladding extending the full height of the unit would be replaced with a RAL 6038 Green aluminium cladding. The door would be replaced with a glazed sliding door framed in RAL 9005 black aluminium. This door would contain an integrated PPC spandrel panel above where the circuitry for the door would be sited behind.

Sited above the spandrel, the existing cladding masking an internal structural beam would be replaced with a PPC aluminium cladding in RAL 9005 black aluminium. Above this, the bulkhead finishes would be removed to expose the existing glazing panels.



At Corporation Street, the existing recessed steel doors would be replaced with new manual double doors, framed in aluminium (RAL 9005). The bulkhead above would be painted in black.

This application is considered in conjunction with application 144365/AO/2025: Installation of 1no internally illuminated high level sign, 2no internally illuminated fascia signs and 2no internally illuminated projecting signs.

Consultations & Notification Responses

Publicity and Advertisement

Neighbour notification letters were sent to surrounding properties. The proposal was also advertised by site notice and in the MEN as affecting the setting of a Conservation Area and Listed Building. At the time of writing this report, no representations have been received because of this publicity.

Highways Services:

No objection:

- Pedestrian access points are acceptable, external entrance doors other than fire doors should open inwardly.
- Detail sought from applicant for proposed construction or fit-out arrangement.
- Operatives undertaking installation / servicing / maintenance will be expected to comply fully with the relevant traffic laws, including any local parking and movement restrictions.
- Advised on details of working safely near Metrolink.

Metrolink:

No objection:

- On the understanding that Market Street alterations will not impact Metrolink, and that the alterations to Corporation Street entrance can be undertaken from within the hoarding, no CMP condition required for 144364/FO/2025. A condition will still be required as it relates to the high-level sign associated with 144365/AO/2025.

TfGM:

No response further to the above.

GMP:

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
- CC2 – Retail
- CC9 – Design and Heritage
- T1 – Sustainable Transport
- EN1 – Design Principles and Strategic Character Areas
- EN3 – Heritage
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester

- DC14 – Shop Fronts and Related Signs
- DC18 – Conservation Areas
- DC19 – Listed Buildings
- DC22 – Footpath Protection

NPPF

- Section 12 (Achieving Well Designed Places)
- Section 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.

Listed Buildings and Conservation Areas Act 1990

- Sections 66 & 72

Shopfront and Signage Design Guide

Principle of Development

The application would see the alterations of the Market Street and Corporations Street entrances. The Market Street entrance would adopt a more lightweight approach in keeping with the shop fronts at this aspect, with an upper section of glazing exposed. The Corporation Street entrance, while bulkier in design, would be recessed and not especially prominent within the street scene. On balance, the entrance alterations would facilitate the occupancy of the large unit above, have an acceptable visual impact and not result in significant harm to heritage assets. The proposed works would have an acceptable impact of public footways.

Issues

Visual Amenity and Heritage

With regards to the Market Street entrance, the green replacement cladding would replace a red cladding. While bright in colour and seen together with green advertisements associated with accompanying application 144365/AO/2025, it is not considered to be unacceptably prominent an alteration for the commercial setting.

The sliding door would be glazed and feature a relatively lightweight aluminium framing in keeping with the predominantly glazed approach to shopfronts along this side of Market Street. The frames would have a 50mm width.

While the glazing would not be as high as the adjacent Natwest glazing (up to Natwest fascia level), nor would it feature a glazed panel between the doors and cladding, the applicant has stated that this is due to the circuitry requirements of the door and this being an integrated product. While they would not wholly correspond to the horizontal lines of Natwest's fascia, fascia levels

across the street's shopfront elevations are stepped and inconsistent. On balance, the doors adopt a sufficiently lightweight approach and would not appear incongruous in the street scene.

Due to the size of the internal structural beam it has not been possible to reduce the scale of the cladding above the doors. In this context, the aluminium panel in black would disguise the internal structural beam and tie into the green/black palette of the unit. With the removal of the vinyl above to reveal of the glazing, a more lightweight overall appearance would be achieved with the reduction of low-quality elements.

Given the particularities and restraints of the site, the above is considered to be acceptable with regards to the visual impact on Market Street. Where visible from with St Anns Square and Upper King Street Conservation Areas and seen together with the Grade II listed Royal Exchange, the proposal is similarly not considered to significantly alter the appearance of Market Street such that it would detract from the character of the Conservation Areas or the setting of the Listed Building.

With regards to the Corporation Street entrance, the door replacement would remove a solid fire escape door and introduce a greater level of glazing. While the door frames would be heavier in appearance than the proposed Market Street elevation, they would retain their setback from the principal elevation of the street and therefore contrast with the lightweight glazed frontages to a much lesser degree. The painting of the bulkhead in black, while not requiring planning permission, would tie in with the overall colour palette of the unit and be neutral in appearance.

As such, the proposed Corporation Street alterations are not considered to significantly alter the appearance of the unit, with an acceptable visual impact on Corporation Street's commercial frontage. Given the entrance would remain recessed with few vantages in which it is seen in the context of the St Anns Square Conservation Area and the Grade II listed Royal Exchange, the proposal is similarly not considered to detract from the character of the Conservation Area or the setting of the Listed Building.

On the basis of the above it is considered that the proposal would have a neutral impact the setting of the conservation area and adjacent listed buildings. As such it is not necessary to weigh the proposal's impact against its public benefits as required by Section 16 of the NPPF.

The proposal therefore complies with Places for Everyone Policies JP-P1, JP-P2 and JP-Strat2; Core Strategy Policies SP1, CC2, EN1, EN3, CC9, and DM1; saved UDP Policies DC 14, DC18 and DC19; and sections 66 and 72 of the Listed Buildings and Conservation Areas Act as they relate to visual impact and impacts on the settings of listed buildings and conservation areas.

Highways

Highways have reviewed the scheme and found pedestrian access points to be acceptable. The proposed Corporation Street entrance would be outward opening, however this door is used as part of the upstairs unit's fire exit strategy. It would moreover remain recessed, and doors would not open out directly onto the footway. The proposal would not result in alterations to the footway. Metrolink do not view that a Construction Management Plan (CMP) is required for the works, on the understanding that they can take place behind the existing hoarding.

Given the above and subject to condition, the proposal would be acceptable with respect to Places for Everyone Policy JP-P1; Core Strategy Policies SP1, CC2, T1, and DM1, as well as saved UDP Policy DC22 as they relate to the impact on public footways and highways.

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

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 received 08/12/2025:

- 3089-XF-INC-SA-00-DR-A-08001_P01 - Site Location Plan (FACADE)

- 3089-XF-INC-BA-38-DR-A-08002_P02 - Market Street Entrance - Plans and Elevations as Existing and Proposed (FACADE)
- 3089-XF-INC-BA-EZ-DR-A-08101_P02 - External Entrance - Facade Elevations as Proposed (FACADE)
- The 3089-XF-INC-BA-38-DR-A-08001_P02 - Corporation Street Entrance - Plans and Elevations as Existing and Proposed (FACADE) drawing received 15/12/2025

And the following drawings received 17/12/2025:

- XF Gym Corporation St Ent-02RevA dated 10/11/2025
- XF Gym Market St Ent-01Reva dated 10/11/2025

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant PfE Policies JP-Strat2, JP-P1 and JP-P2, Core Strategy Policies SP1, CC2, CC9, T1, EN1, EN3 and DM1, saved policies DC18, DC19 and DC22 of the Unitary Development Plan for the City of Manchester; Sections 66 and 72 of Listed Buildings and Conservation Areas Act 1990; Sections 12 and 16 of the NPPF; as well as guidance contained within The Council's Shopfront and Signage Design Guide.

3.

The materials to be used on the external surfaces hereby permitted shall match those as specified on the approved plans in type, size, colour, and texture. For the avoidance of doubt, the frames for the doors to Market Street and Corporation Street shall be 50mm in width as specified in the following drawings received 17/12/2025:

- XF Gym Corporation St Ent-02RevA dated 10/11/2025
- XF Gym Market St Ent-01Reva dated 10/11/2025

Reason - To ensure the appearance of the building is not adversely affected by the materials to be used in the construction of the structure. Pursuant to policies PfE Policies JP-Strat2, JP-P1 and JP-P2, Core Strategy Policies SP1, CC2, CC9, EN1, EN3 and DM1, saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester; Sections 66 and 72 of Listed Buildings and Conservation Areas Act 1990; Sections 12 and 16 of the NPPF; as well as guidance contained within The Council's Shopfront and Signage Design Guide.

Appendix 1 – List of consultees & neighbours notified

Transport For Greater Manchester
Metrolink
Highway Services
Greater Manchester Police

Unit R33, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R34, Arndale Centre, Market Street, Manchester, M4 3AT
Units R26 And R27, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R24, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R20, Arndale Centre, Market Street, Manchester, M4 3AT
Kiosk 4, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
Kiosk 10, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
Kiosk 1, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
Taco Bell, Kiosk 5, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
ZARA, 1 New Cathedral Street, Manchester, M1 1AD
Sixth Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Fifteenth To Seventeenth Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Thirteenth Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Ninth Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Harvey Nichols Group, The Shambles, New Cathedral Street, Manchester, M1 1AD
Stall Opposite Unit R23, Arndale Centre, Market Street, Manchester, M4 3AT
19A Market Street, Manchester, M1 1WR
Unit R22, Arndale Centre, Market Street, Manchester, M4 3AT
City Health Centre, Second Floor, 32 Market Street, Manchester, M1 1PL
Seventh Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Arndale House, Arndale Centre, Market Street, Manchester, M4 3AQ
Tenth Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Second Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Caffe Nero, Corporation Street, Manchester, M4 3AG
1 Exchange Square, Manchester, M3 1BD
Pizza Hut, Corporation Street, Manchester, M4 3AG
NatWest, 19 Market Street, Manchester, M1 1WR
Kiosk 11, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
Boots, 32 Market Street, Manchester, M1 1PL
Eighteenth Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Unit 2, The Shambles, New Cathedral Street, Manchester, M1 1AD
Unit 8, New Cathedral Street, Manchester, M1 1AD
Unit R29, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R9, Arndale Centre, Market Street, Manchester, M4 3AT
McDonald's, Kiosk 2, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
29A Market Street, Manchester, M1 1WR
Twelfth Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Fourteenth Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
First Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Fourth Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Unit 6, New Cathedral Street, Manchester, M1 1AD
UGG, 3 New Cathedral Street, Manchester, M1 1AD
Marks And Spencer, 7 - 17 Market Street, Manchester, M1 1PT
Ark Clothing, Corporation Street, Manchester, M4 3AG
Unit R35, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R28, Arndale Centre, Market Street, Manchester, M4 3AT

Stall Opposite Unit R21, Arndale Centre, Market Street, Manchester, M4 3AT
Kiosk 19, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
Kiosk 9, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
Kiosk 6, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
Hutchinson 3G, 27B Market Street, Manchester, M1 1WR
23 Market Street, Manchester, M1 1WR
Unit R11, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R21, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R23, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R36, Arndale Centre, Market Street, Manchester, M4 3AT
Kiosk 12, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
Ocean Dental Manchester, Second Floor, Boots, 32 Market Street, Manchester, M1 1PL
Mezzanine Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Nineteenth Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Eighth Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Post Office, Corporation Street, Manchester, M4 3AG
BOSS, 11 New Cathedral Street, Manchester, M1 1AD
Units R10 To R19, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R30, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R25, Arndale Centre, Market Street, Manchester, M4 3AT
21 Market Street, Manchester, M1 1WR
Kiosk 19A, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
29B Market Street, Manchester, M1 1WR
25 Market Street, Manchester, M1 1WR
27 Market Street, Manchester, M1 1WR
Third Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Unit 5, The Shambles, New Cathedral Street, Manchester, M1 1AD
Unit 4, New Cathedral Street, Manchester, M1 1AD
Unit 7, The Shambles, New Cathedral Street, Manchester, M1 1AD
Units R31 And R32, Arndale Centre, Market Street, Manchester, M4 3AT
Kiosk 3, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
Kiosk 8, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
Kiosk 7, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
Fifth Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Unit 1, 19 New Cathedral Street, Manchester, M1 1AD
15 New Cathedral Street, Manchester, M1 1AD

Appendix 2 – Planning constraints

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