

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145035/FO/2026

Date registered valid: 2 February 2026

Proposal: Installation of ground-floor louvres and rooftop plant to form blood donation centre.

Address: 1 St James's Square, Manchester, M2 6DN

Ward(s): Deansgate Ward

Applicant: Sophie Bailey NHS Blood and Transplant

Agent (if any): Callum Pell Pick Everard

Case officer: Lea
Tel: 0161 227
Email: lea.joseph@manchester.gov.uk Joseph
3644

Recommendation: **Approve**

Date of recommendation: **23 March 2026**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 9 February 2026

Standard consultations:

Printed: 5 February 2026 Expired: 26 February 2026

Neighbour notifications

Printed: 5 February 2026 Expired: 26 February 2026

Site notice

Posted: 9 February 2026 Expired: 2 March 2026

Press advert

Published: 10 February 2026 Expired: 3 March 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order:

1 St James's Square is a five-storey office building with dormer windows at the roof level. The building is composed of red brick with stone accent banding and decorative sandstone window aedicules. Identical rows of mullioned windows enhance the balance and proportion of the building. Decorative sandstone trabeation can be seen between the third and fourth floor windows. A bow window is present at the centre of the office block's façade.

Description of area

St. James's Square is a small side street in the heart of Manchester City Centre. The street is bounded by South King Street, Cross Street and John Dalton Street. There is a vibrant and lively pedestrian atmosphere within the area and a variety of Class E uses including the retails shops along King Street, and a predominance of restaurants, cafes and bar uses along Cross Street and John Dalton. Office uses also add to the character of the area. The historic environment also creates a sense of place. The site is surrounded by listed assets, including Anglia House (Grade II), No.1 Albert Square (Grade II), No.41 South King Street (Grade II), No.48 King Street (Grade II), Eagle House (Grade II) and others.

Description of development

Full planning permission is sought for the installation of 5no. louvres to the ground floor elevation and the installation of a new timber gate and fence around plant equipment at roof level.



Planning History

143997/FO/2025 | Elevational alteration to create new external entrance to ground floor unit. (Approved November 2025)

Consultations & Notification Responses

Publicity

A notice was posted at the application site. Letters have also been sent out to local businesses and residents. No representations have been received.

Environmental Health – No objections. One condition related to external plant and louvre noise was recommended for the application.

Policy

Places for Everyone Joint Development Plan (2024-2039)

JP-Strat2 City Centre

JP-P1 Sustainable Places

JP-P2 Heritage

JP-P6 Health

Manchester Core Strategy (2012-2027)

SP1 Spatial Principles

DM1 Development Management

CC1 Primary Economic Development Focus: City Centre and Fringe

EC8 Central Manchester

Saved Unitary Development Plan Policy

DC18 Conservation Areas

DC26 Development and Noise

Other Material Considerations:

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72

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.

Issues

Principle of Development

The proposed alterations form part of a fit-out at the unit to enable its use as a blood donation centre.

The blood donation centre, forms part of the network of healthcare infrastructure within Manchester. As a site that is open to the public, the Centre's location in the City Centre ensure it remains accessible and well-connected to sustainable travel. The proposal is therefore acceptable in principle pursuant to policies SP1, EC8, CC1, JP-P1 and JP-P6.

Visual Amenity and Impact on the Conservation Area

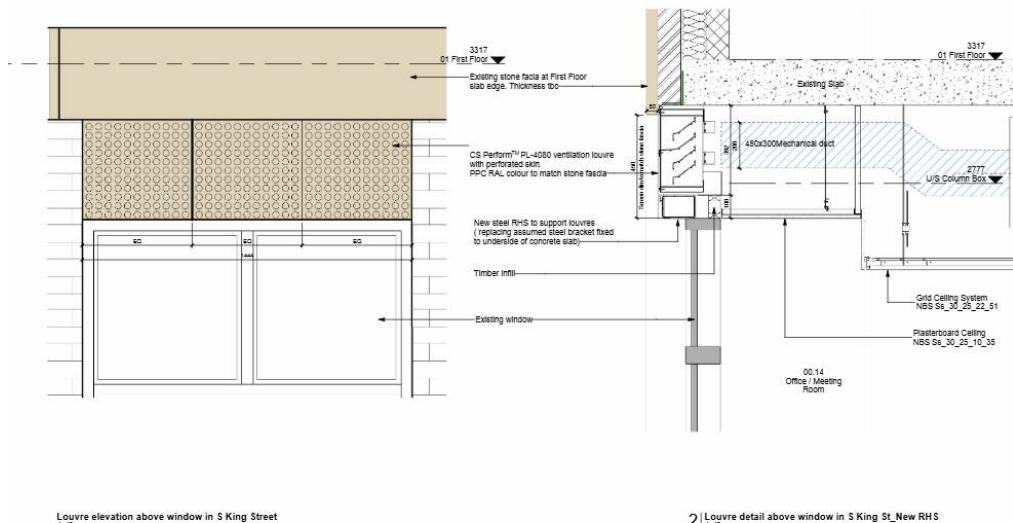
Policy DM1 requires consideration of siting, scale, materials, appearance and details of proposed developments. Policy JP-P1 requires that development proposals 'respect and acknowledge' the character and identity of their locality in their appearance, scale and materials.

Proposed alterations would result in the replacement of existing ground floor stone lintels with louvres. An options appraisal was submitted with the application that detailed the existing constraints of the site, both internal and external, and justified the proposed quantity and siting of the louvres. Stone banding at window level is present and would be removed to facilitate the louvre installation. The quantity of equipment required by the site, and presence of occupants on the upper storeys necessitates a ground floor intervention.



Image 1: Four Yards elevation. Image 2: Details of existing stone with trisecting detail visible.

The proposed 5no. louvres will feature a decorative screen to minimise their visual impact. The louvres will feature an identical trisecting appearance in order to preserve the vertical emphasis of the existing lintels. The scale of the louvres would be identical to the existing stonework, and the materials are considered to be high-quality and in keeping with the existing site's appearance. A condition to confirm the colouration of the proposed louvres would be included with this consent to ensure a uniformity in appearance across the façade.

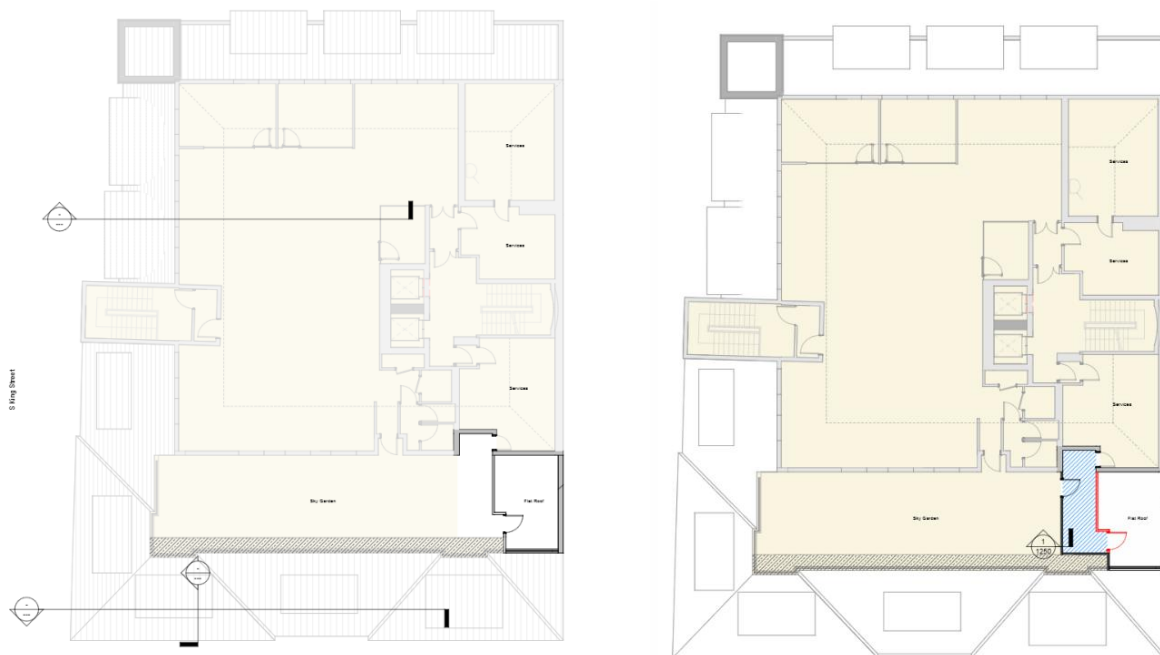


Louvre elevation above window in S King Street

2 | Louvre detail above window in S King St_New RHS

The remaining stonework at ground floor will remain unchanged and will outnumber the proposed louvres, as such the overall appearance of the building will be minimally impacted by the development. Thus, the development is not considered to harm or detract from the architectural language or appearance of the application site as a whole thereby meeting the requirements of policies DM1 and JP-P1.

In addition to the proposed louvres a 5.2m by 2.2m area would be partitioned with a proposed timber fence. This proposed partition would facilitate the installation of the plant equipment associated with the development. Visibility of the roof is highly limited as attic level structures are sited around the roof level obscuring the plant. The proposed timber materiality is considered acceptable as it would be selected to match the existing timber screening present on the site's roof. The proposed alterations would not impact the existing plant or 'sky garden' uses of the roof.



Policy JP-P2 states that development impacting the historic environment must have sufficient regard for the character of the area and the features that lend it significance. Policy DC19 states that the Council must seek to 'preserve and enhance' the character of designated Conservation Area's in development decisions.

The Saint Ann's Conservation Area is characterised by its landmark buildings, historic shopfronts and core pedestrianised historic public realm areas. The application site is in a neoclassical style, borrowing elements of the Italian Palazzo style as well as modern architectural details. There are no listed buildings adjacent to the application site.

The intensity of the development is relatively small, on a modern building, the development would not impact the setting of any listed assets, nor would it be overly obtrusive or dominating of the area's historic character.

Louvres are considered to be an ordinary addition to the built environment and are present on other buildings within the Conservation Area. The use of a decorative screen, in addition to the condition for the colouration of the louvres, and the existing screening structures at roof level are considered to satisfactorily mitigate the potential visual harm of the development. Moreover,

the siting, scale and overall appearance is not considered to negatively interface with the historic features that lend significance and character to the area.

In light of these details the proposed development is considered to be acceptable pursuant to policies JP-P1, JP-P2, DM1, SP1 and DC18.

Noise and Aural Amenity

The introduction of mechanical louvres will have an impact on aural amenity as there are no existing louvres. A preliminary Noise Impact Assessment was submitted with this application, this set out the existing background noise levels in the area. All equipment to be implemented on the site will be selected to fall below the recorded background noise.

In line with Environmental Health recommendations, further details of proposed plant, and verification of noise levels will be controlled on the site via a condition that would be attached to this approval. This condition would ensure aural amenity is preserved for the office use above the site and surrounding noise sensitive receptors.

The proposal works would therefore adhere to the requirements of policy DC26.

Conclusion

The proposed alterations are considered to be a minimal alteration to the character of the area, and a suitable alteration to building to facilitate it's use as a vital part of Manchester's network of health care services. At ground level the alterations would be designed to have as little impact on the appearance of the application site as possible, at roof level the addition of a fence would be screened wholly by existing structures, in light of these details the development is considered to be in accordance with Core Strategy policies SP1, DM1, EC8 and CC1, Places for Everyone policies JP-P1, JP-P2 and JP-P6 and Saved Unitary Development plan policies DC18 and DC26.

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

In assessing the merits of a planning application, officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. All such issues have been resolved due to the discussions within the applicant and the conditions.

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:

- Drawing: NHS011-PEV-ZZ-00-D-A-9120 (Received 26 January 2026)
- Drawing: NHS011-PEV-ZZ-00-D-A-9410 (Received 26 January 2026)
- Drawing: NHS011-PEV-ZZ-RF-D-A-9130 (Received 26 January 2026)
- Drawing: NHS011-PEV-ZZ-RF-D-A-1250 (Received 2 February 2026)
- Drawing: NHS011-PEV-ZZ-ZZ-D-A-5500 (Received 2 February 2026)
- Drawing: NHS011-PEV-ZZ-00-D-A-4110 (Received 2 February 2026)
- Drawing: NHS011-PEV-ZZ-00-I-A-9500 (Received 26 January 2026)
- Document: Planning Statement, prepared by Pick Everard (Received 26 January 2026)
- Document: Plant Noise Impact Assessment, prepared by Sol Acoustics (Received 26 January 2026)

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 and saved policies DC18 and DC26.

3) a) Prior to any above ground external works, 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. 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.

4) The materials used in the external surfaces of the development hereby approved shall be those as specified on approved plan/drawing ref. NHS011-PEV-ZZ-ZZ-D-A-5500. Notwithstanding this, no installation of ground floor external louvres shall take place until details/samples of the proposed RAL colour, product specification, and fixings to be used in the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples.

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.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Flat 20, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 18, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 7, Kingsgate House, 51 South King Street, Manchester, M2 6DE
First Floor, 39 South King Street, Manchester, M2 6DE
74 Cross Street, Manchester, M2 4JG
Second Floor, 41 South King Street, Manchester, M2 6DE
54 King Street, Manchester, M2 4LY
Flat 1, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Second Floor, 39 South King Street, Manchester, M2 6DE
Fourth Floor, 7 St James's Square, Manchester, M2 6DN
Third Floor, 7 St James's Square, Manchester, M2 6DN
Basement, 7 St James's Square, Manchester, M2 6DN
Second Floor, 7 St James's Square, Manchester, M2 6DN
First Floor, 41 South King Street, Manchester, M2 6DE
Third Floor, 1 St James's Square, Manchester, M2 6DN
70 - 72 Cross Street, Manchester, M2 4JG
56 King Street, Manchester, M2 4LY
Flat 11, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 23, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Ground Floor, 7 St James's Square, Manchester, M2 6DN
First Floor, 7 St James's Square, Manchester, M2 6DN
Fifth Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JG
Ground Floor, 1 St James's Square, Manchester, M2 6DN
52 King Street, Manchester, M2 4LY
76 Cross Street, Manchester, M2 4JG
64 - 66 King Street, Manchester, M2 4ND
Third Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JG
First Floor, 1 St James's Square, Manchester, M2 6DN
60 King Street, Manchester, M2 4LZ
Flat 21, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 6, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 3, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 24, Kingsgate House, 51 South King Street, Manchester, M2 6DE
ALEC FINCH GROUP LIMITED, Fourth Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JG
Seventh Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JU
Ground Floor, 76 Cross Street, Manchester, M2 4JG
58 King Street, Manchester, M2 4LY
Flat 8, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 17, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 15, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 10, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 9, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Steam Packet House, 76 Cross Street, Manchester, M2 4JG
7 St James's Square, Manchester, M2 6XX
Flat 16, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 14, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 12, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 5, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 4, Kingsgate House, 51 South King Street, Manchester, M2 6DE

Sixth Floor Steam Packet House, 76 Cross Street, Manchester, M2 4JG
Basement, 41 South King Street, Manchester, M2 6DE
Fourth Floor, 1 St James's Square, Manchester, M2 6DN
62 King Street, Manchester, M2 4ND
Second Floor, 1 St James's Square, Manchester, M2 6DN
Third Floor, 41 South King Street, Manchester, M2 6DE
Flat 19, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 13, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 2, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Third Floor, 39 South King Street, Manchester, M2 6DE
Flat 22, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Basement And Ground Floor, 64 - 66 King Street, Manchester, M2 4ND
Ground Floor, 41 South King Street, Manchester, M2 6DE
Fifth Floor, 1 St James's Square, Manchester, M2 6DN
First Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JU
39 South King Street, Manchester, M2 6DE
50 King Street, Manchester, M2 4LY
Second Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JG

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 - St Anns Square Conservation Area 1970
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL