

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145114/FO/2026

Date registered valid: 4 February 2026

Proposal: Installation of 2.5m high fencing and gates between Century Buildings and Alexandra House.

Address: Land Adjacent To Century Buildings And Alexandra House, Manchester, M3 2DD

Ward(s): Deansgate Ward

Applicant: Mr Nwakaji Eppie Manchester Residential Management

Agent (if any): Mr Tom Flanagan Paul Butler Associates

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

Recommendation: **Approve**

Date of recommendation: **31 March 2026**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 13 February 2026

Standard consultations:

Printed: 13 February 2026 Expired: 6 March 2026

Neighbour notifications

Printed: 13 February 2026 Expired: 6 March 2026

Site notice

Posted: 17 February 2026 Expired: 10 March 2026

Press advert

Published: 17 February 2026 Expired: 10 March 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Parsonage Gardens Conservation Area 1985

Tree Preservation Order:



The application pertains to an area of pavement between Alexandra House and Century Buildings

Century Buildings is a Grade II listed office block (Class E), originally constructed between 1905-09. The building has a distinct terracotta exterior, with five storeys and two attic storeys. The large building has an imposing presence and is one of the Conservation Area's landmark structures.

Alexandra House is modern residential building. The building consists of nine storeys with extensive glazing and timber accent; the building also features balconies which overlook Parsonage Gardens.

The site is bounded by Parsonage, and the River Irwell.



View of Century Buildings and Alexandra House from Parsonage Gardens.

Description of area

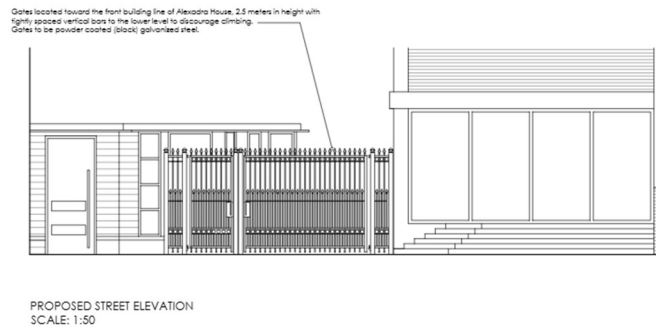
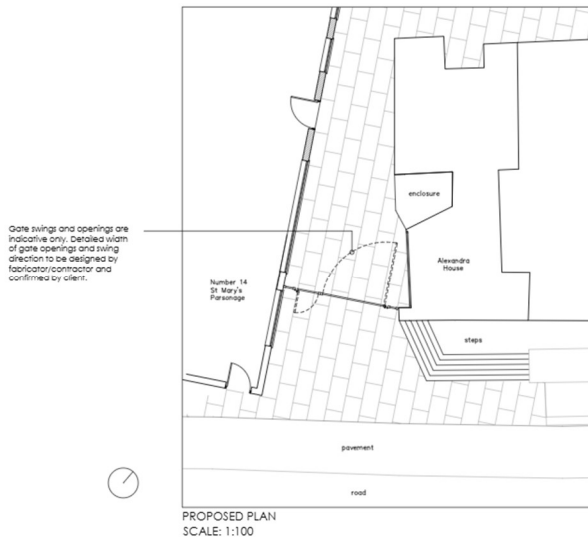
The Conservation Area is defined primarily by the garden's a compact green space within the City Centre that originally conceived a food source for college pupils at the former Manchester Cathedral College in 1421. Though the associated structures no longer stand, the open space, and design of the green space distinguishes the area from other area of the City Centre.

The area connects to Salford, which is West of the application site, Deansgate and Spinningfields sit to the East, and the primary retail area is close by.

Other nearby Listed Buildings include Arkwright House (Grade II), 3 St. Mary's Parsonage (Grade II) and Nos. 98-116 Deansgate (Grade II).

Description of development

Full planning permission is sought for the installation of 1no. gate at an existing gap between existing buildings. The gate will open inwards, the application site and area enclosed are private land.



Planning History

125692/FO/2019 | Installation of 2.5m high fencing and gates between Century Buildings and Alexandra House. (Approved February 2019)

Consultations & Notification Responses

Publicity

A notice was posted at the site. Consultation letters were sent to neighbouring businesses and residents. No representations have been received.

Highway Services – No objections. Proposed fence and gate are within the red line boundary of the application site. The service recommends that the gate opens inwards in order to reduce the impact on pedestrians of the adjacent pavement.

Greater Manchester Police – No objections or comments.

Policy

Places for Everyone Joint Development Plan (2024-2039)

JP-P1 Sustainable Places

JP-P2 Heritage

Manchester Core Strategy (2012-2027)

DM1 Development Management

SP1 Spatial Principles

Saved Unitary Development Plan Policies

DC18 Conservation Areas

Issues

Principle of Development

This full planning consent is required after the lapse of a previous consent (125692/FO/2019) for an identical scheme. The installation of a fence forms part of series of improvements to the application buildings including cladding remediation works. The proposed fence installation was delayed due to pandemic restrictions but there is a need to secure the private footpath at the rear of Alexandra House and Century Buildings.

The principle of the development is considered to be acceptable subject to the following considerations:

Visual amenity and impact on the character of the Conservation Area

Policy DM1 requires consideration of siting, scale, materials and appearance. The proposed fence would be black metal, rather than a standard mesh security fence, the proposed would include decorative details.

The proposed fence was designed with advice from Greater Manchester Police's Design for Security team who have raised no objections. The fence will accommodate access on foot and by car and will control access via code, an emergency exit has also been included in the design. Given these details the proposal meets the requirements of SP1, DM1 and JP-P1 for secure, well-designed development.

Policy DC22 requires that development that would result in an unacceptable level of inconvenience for pedestrians should be refused. The proposed fence is not expected to have any negative impact on the highway, the fence gate will open inwards, and the pavement width is considered to be sufficient to support the small level of congestion expected when moving between the restricted area and the public footpath.

Policy DC18 and JP-P2 place significant weight on the relationship of development's to the appearance of Conservation Area's, development is required to be designed to preserve and enhance the appearance of the Conservation Area. The primary design issue concerns the existing character of the Parsonage Gardens Conservation Area and the proposed development's impact.

The proposed detailing and decoration for the fence takes precedence from historic features seen within the Conservation Area, including decorative metal railings present at 3 St Mary's Parsonage. The black metal materiality is also present on historic buildings within the area and can be seen in the benches around Parsonage Gardens. The use of a bespoke style of fence rather than a 'standard' design is considered to be sympathetic to the character of the area, and thereby preserves the character of the Conservation Area, pursuant to policies DC18 and JP-P2.

In line with paragraph 208 of the National Planning Policy Framework, the proposed development must be assessed for potential harm to the setting of the Grade II Listed Century Building.

As a small modification to the area's appearance the proposal is considered to result in less than substantial harm to the setting of the asset.

The proposals would result in a low level of a less than substantial harm to the asset and in accordance with section 215 of the NPPF, the harm must be weighed against the proposal's public benefits.

The proposal would seek to provide additional security for an area with little foot traffic and therefore minimal passive surveillance. The security of this private footpath would benefit occupants of both the Class E space within Century Building and the residential uses of Alexandra House. As there are no existing security measures for the area that would be enclosed by the gate, and the gate would be designed to preserve the area's character. Given the function of the gate as a security measure where none is existing the public benefits of the proposal are considered to outweigh the harm caused by the proposal.

On the basis of the above the proposals would be consistent with Places for Everyone policy JP-P2, Core Strategy policy SP1, Saved Unitary Development Plan Policy DC18, and Chapters 12 and 16 of the NPPF.

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 works to which this consent relates must be begun not later than the expiration of three years beginning with the date of this consent.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as applied and modified in relation to buildings in conservation areas.

- 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 4 February 2026:

Drawing: 1939 PL 400

Drawing: 1939 EX 100

Document: Covering Letter

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 policy DC18 of the UDP.

- 3) Notwithstanding the details as set out in Condition 2 above, prior to the work being carried out, full and final details of the proposed fence shall be submitted and approved by the City Council as Local Planning Authority.

Reason - In the interests of visual amenity and because the proposed works affect the setting a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of the Conservation Area and to ensure consistency in accordance with policy and DM1 of the Core Strategy and saved policy DC18.1 of the Unitary Development Plan for the City of Manchester

Appendix 1 – List of consultees & neighbours notified

Highway Services

Greater Manchester Police

First Floor, 5 Parsonage, Manchester, M3 2HS

Basement And Lower Ground Floor Offices, 5 Parsonage, Manchester, M3 2HS

Second Floor, 1 - 2 North Parade, Manchester, M3 2NH

Flat 55, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD

Flat 56, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD

Flat 99, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE

Flat 102, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE

Flat 19, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD

Flat 70, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE

Flat 98, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE

Flat 2, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD

Flat 72, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE

Flat 106, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE

Flat 37, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD

Flat 87, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE

Ground Floor Front Left Unit, 1 - 2 North Parade, Manchester, M3 2NH

Flat 29, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD

Flat 10, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD

Flat 30, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD

Flat 34, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD

Flat 40, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD

Flat 46, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD

Flat 112, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE

Flat 68, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE

Flat 6, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD

Flat 16, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD

Flat 84, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE

Flat 83, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE

Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DF

Flat 24, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD

Flat 7, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD

Flat 91, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE

Flat 78, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE

Flat 23, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD

Flat 75, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE

Flat 39, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD

Flat 111, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE

Flat 8, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD

Flat 104, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE

Flat 64, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE

Flat 3, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD

Flat 59, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD

1 - 2 North Parade, Manchester, M3 2NH

Flat 100, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE

Flat 119, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE

Flat 121, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE

Flat 71, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE

Flat 44, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD

Flat 108, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE

Flat 67, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 94, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 49, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 28, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 35, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 63, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 80, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 27, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 81, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 5, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 113, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Ground Floor Dte, 1 - 2 North Parade, Manchester, M3 2NH
Basement And Ground Floor, 1 - 2 North Parade, Manchester, M3 2NH
Flat 85, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 31, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 45, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 89, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 101, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 38, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 96, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 86, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 33, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 17, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 82, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 15, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 36, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 52, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 58, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
HELPTHEMOVE LIMITED, Ground Floor Offices, 5 Parsonage, Manchester, M3 2HS
Third Floor, 1 - 2 North Parade, Manchester, M3 2NH
ROGER HANNAH AND CO LTD, Lower Ground Floor, Century Buildings, 14 St Mary's
Parsonage, Manchester, M3 2DF
Flat 110, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 114, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 74, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 4, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 66, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 103, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 57, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 73, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 20, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 18, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 107, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 32, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 97, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 47, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 48, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 117, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Third Floor, 5 Parsonage, Manchester, M3 2HS
Second Floor, 5 Parsonage, Manchester, M3 2HS
Flat 65, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 77, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 95, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 9, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD

Flat 62, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 120, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 60, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 11, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 14, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 26, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Ground Floor Suite 1, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 53, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 69, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 79, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 43, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 25, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 61, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 41, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 90, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Alexandra House, 14 - 22 Parsonage Gardens, Manchester, M3 2HA
5 Parsonage, Manchester, M3 2HS
First Floor, 1 - 2 North Parade, Manchester, M3 2NH
First Floor Suite 1C, 1 - 2 North Parade, Manchester, M3 2NH
INC DESIGN LTD, Second Floor Left, 1 - 2 North Parade, Manchester, M3 2NH
Flat 50, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 13, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 105, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 21, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 92, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 54, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 12, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 88, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 42, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 22, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 93, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 51, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 76, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Ground Floor, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 118, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 116, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE

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
Conservation Area - Parsonage Gardens Conservation Area 1985
Flood Zones Type 3 (high risk) -
Area Team Boundary - Name: CENTRAL