

Planning**Growth & Development****Delegated officer report for planning application**

Application no. 143908/FO/2025
Date registered valid: 10 October 2025
Proposal: Change of Use from Tattoo Studio (Sui Generis) to Aesthetic Clinic (Class E(e)).
Address: Ground Floor, Alexandra Buildings, 28 Queen Street, Manchester, M2 5HX
Ward(s): Deansgate Ward

Applicant: Mr Michael Toomey MyAesthetics
Agent (if any): Mr Daniel Hughes PWA Planning
Case officer: Lea Joseph
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Recommendation: **Approve**
Date of recommendation: **26 November 2025**

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 30 October 2025

Standard consultations:

Printed: 20 October 2025 Expired: 10 November 2025

Neighbour notifications

Printed: 20 October 2025 Expired: 10 November 2025

Site notice

Posted: 30 October 2025 Expired: 20 November 2025

Press advert

Published: 28 October 2025 Expired: 18 November 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Albert Square (Extension) Conservation Area 1985

Tree Preservation Order:

The application site is located on the ground floor of Alexandra Buildings. The building is composed of red stone, with a symmetrical façade with single-hung sash windows at the upper storeys, two parallel floor level windows at the ground floor decorative pilasters and ornamentation between the first and second floor windows. The site is bounded by Lloyd Street, Albert Square and Deansgate.



Description of area

Queen Street is located within the Albert Square Conservation Area. The area is a highly active City Centre environment characterised by its *mélange* of historic structures such as No.39-43 Jackson's Row (Grade II), 151 Deansgate (Grade II), the Abraham Lincon Statue (Grade II) and the Town Hall (Grade I) and highly modern developments including 1 Scott Place and Mulberry Square.

Description of development

Full planning consent has been sought change of Use from Tattoo Studio (Sui Generis) to Aesthetic Clinic (Class E(e)). No external alterations or associated plant and equipment are proposed.

Planning History

101743/FU/2013/C1 | Use of the part ground floor of the property as a tattoo studio (Use Class - Sui Generis). (Approved June 2013)

Consultations & Notification Responses

Highway Services - No objections. Proposed use would not have an unacceptable impact on the highways. Trip generation is likely to be similar to existing use, waste storage is considered to be acceptable. No associated parking bays thus the use is considered to impact the level of vehicles parked on the street.

Greater Manchester Police - No comments or objections.

Environmental Health – No objections. Waste management scheme was deemed acceptable. All medical waste has been confirmed to be disposed into the required British Standard (BS EN ISO 23907) and waste collection frequency has been deemed acceptable.

Policy

The following policies are relevant to consideration of this application within the development plan:

Manchester Core Strategy (2012-2027)

DM1 Development Management
CC10 A Place for Everyone
EN19 Waste
SP1 Spatial Principles

Saved Unitary Development Plan Policies

DC26 Development and Noise

Other Material Considerations:

National Planning Policy Framework (2024)
Chapter 6 Building a strong competitive economy

Issues

Principle of Development

The proposed use as an aesthetic clinic is not considered to be incongruous to the area's character while maintaining the active ground floor frontage of the previous Sui Generis use. The use is therefore acceptable in principle subject to consideration of amenity, access, waste, public safety and impact on the highway.

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Amenity / Hours

Policy DM1 requires that development proposals are assessed for their potential impacts on residential amenity, including aural.

The proposed hours for the use are:

10:00 to 20:00 Monday through Friday.
10:00 to 16:00 Saturday and Sunday.

The Environmental Protection service have reviewed these hours and raise no objections. GMP have also not raised any concerns about crime in relation to these hours.

The proposed use is not expected to produce an inordinate amount of noise; there are no proposals for amplified noise/sound or new extraction equipment. Just three clinic rooms are proposed, as such, large amounts of patrons are not expected to be in the unit at one time.

Given these details the proposal is not considered to have an undue impact on residential amenity is and acceptable pursuant to policy DM1.

Access

Disabled access takes place at the rear of the site, including an automatic double door entryway and a chair lift to the ground floor. Patrons would then be able to access the clinic directly through an internal doorway with level access.

The proposal is therefore in accordance with policy SP1 and CC10.

Transport and Parking

There are no concerns about an undue impact on parking by virtue of the proposed use. Trip generation is not expected to exceed that of the previous tattoo studio use. Sustainable transport modes are easily accessible from the site.

In consideration of the above, the proposed transport and parking arrangement are not expected to negatively impact the existing area and are therefore in accordance with policy DM1.

Waste

Policy EN19 requires that waste management forms a key element of development management in order to encourage adherence to the waste hierarchy and minimised impacts on Manchester's existing landfills.

The proposed use is expected to produce general waste, food waste and sharps (medical waste) associated with aesthetic procedures offered. Weekly collection has been organised for all forms of waste. Sharps waste bins will be located within the three clinic rooms; All bins are compliant with the BS EN ISO 23907 standard for medical waste.

Given the above, the proposed waste management plan would be compliant with policy EN19.

Public Safety and Crime

Greater Manchester Police Services have reviewed the proposal and had no comments.

Conclusion

In totality the Class E (e) use is considered to be acceptable at this site. The hours are not expected to negatively impact residential amenity in the site, the site is accessible to disabled patrons, and the use will generate a similar number of trips to the existing Sui Generis use. The collection and disposal of waste, including specialist sharps waste has been confirmed to be in accordance with policy. The use is therefore in accordance with Manchester Core Strategy policies DM1, CC10, EN19 and SP1, Saved Unitary Development Plan policy DC26 and Chapter 6 of the National Planning Policy Framework.

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:

- Site Location Plan (Received on 04-09-2025)
- Drawing: Ground Floor Plan (Received 04 September 2025)
- Document: Access Statement (Received 18 November 2025)

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 approved use shall operate in accordance with the following hours:

Monday to Friday: 10:00 to 20:00

Saturday: 10:00 to 16:00

Reason - To safeguard the amenity of the surrounding residential properties, pursuant to policies SP1 and DM1 of the Core Strategy.

- 4) The details of the Waste Management scheme as set out in the approved 'Waste Management Strategy' and 'Bin Store Location Plan' documents received by the City Council as the Local Planning Authority on 2 September 2025 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy.

- 5) Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) the premises shall only be used as Class E (e) only

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site and to safeguard the amenity of the office users above pursuant to Core Strategy policies SP1 and DM1 and saved UDP Policies DC26.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Same Day Doctor, Fabric Building, 30 Queen Street, Manchester, M2 5HX
Fourth Floor, Fabric Building, 30 Queen Street, Manchester, M2 5HX
Second To Fourth Floors, Queens Court, 24 Queen Street, Manchester, M2 5HX
Fourth Floor, Queens House, 32 - 34 Queen Street, Manchester, M2 5HT
Second Floor, Fabric Building, 30 Queen Street, Manchester, M2 5HX
Queens Court, 24 Queen Street, Manchester, M2 5HX
First Floor, Fabric Building, 30 Queen Street, Manchester, M2 5HX
Third Floor, Fabric Building, 30 Queen Street, Manchester, M2 5HX
First Floor, Queens Court, 24 Queen Street, Manchester, M2 5HX
Ground Floor, Queens Court, 24 Queen Street, Manchester, M2 5HX
First Floor, Queens House, 32 - 34 Queen Street, Manchester, M2 5HT
First Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
Ground Floor, 16 Lloyd Street, Manchester, M2 5ND
Ground Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
Sub Basement, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
The Venue, 29 Jacksons Row, Manchester, M2 5WD
Fourth Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
Second Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
Alexandra Buildings, 31 Lloyd Street, Manchester, M2 5LF
Queens House, 32 - 34 Queen Street, Manchester, M2 5HT
25 - 29 Lloyd Street, Manchester, M2 5LF
Second Floor, Queens House, 32 - 34 Queen Street, Manchester, M2 5HT
Fifth Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
Third Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
14 Lloyd Street, Manchester, M2 5ND
Third Floor And Fourth Floor, Queens House, 32 - 34 Queen Street, Manchester, M2 5HT
Sixth Floor, Queens House, 32 - 34 Queen Street, Manchester, M2 5HT
Ground Floor, Queens House, 32 - 34 Queen Street, Manchester, M2 5HT
Fifth Floor, Queens House, 32 - 34 Queen Street, Manchester, M2 5HT

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 - Albert Square (Extension) Conservation Area 1985
Area Team Boundary - Name: CENTRAL