

Your Ref: PP-14713324
Our Ref: HPD/DSP/MS/25/144
Date: 17 February 2026

Manchester City Council
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Dear Sir/Madam,

RE: FULL PLANNING APPLICATION AND LISTED BUILDING CONSENT: 77 MOSLEY STREET, MANCHESTER M2 3HR

On behalf of our client, Joe & The Juice UK Limited ('the Applicant'), we are instructed to submit a Full Planning application for exterior alterations and Listed Building Consent for the fitout of Joe & The Juice at 77 Mosley Street, Manchester. As the property has recently gone through planning approval for the refurbishment of the building (LPA Ref. 139183/FO/2024 & 139184/LO/2024), the proposed fitout will include minor alterations to make the space more usable for a juice bar/cafe. The description of development is proposed as follows:

"Full Planning Application and Listed Building Consent for internal fitout works and external alterations associated with the Use Class E operations"

Accordingly, please find enclosed the following documents which comprise the application:

- Duly completed Planning Application Form;
- Site Location Plan at scale 1:1,250 with the site edged in red;
- Proposed Plans by Designtime;
- Planning, Design & Access Statement (this document) prepared by Hybrid Planning & Development Ltd.

Application Site and Surrounding Context

The site is located on the northern corner of the Grade II Listed Building at 77 and 77A Mosley Street, 14 and 16 Princess Street and sits right in the heart of Manchester City Centre. Mosley Street is known for numerous Listed Buildings, including former banks, offices, warehouses and classical facades dating back to the 19th century. The site is located within the George Street Conservation Area 1984.

To the west of the site is the Manchester City Library, Town Hall, St Peter's Square and Manchester Cenotaph. Mosley Street has recently been pedestrianised for the Metrolink trams linking directly to St Peter's Square and beyond. The site is also approximately a 10-minute walk from Manchester Oxford Road, Piccadilly, and Deansgate railway stations. Directly to the north of the site is Caffè Nero and other café/restaurants.

The site went through a Full Planning application in 2024 for the change of use of the ground floor and basement to Class E and external alterations. The proposed Joe & The Juice associated with the listed building consent is located on the ground floor and basement of the site.

Planning History

The site has been subject to extensive planning history, as set out below:

- LPA Ref. 139184/LO/2024 – Internal and external alterations associated with change of use of ground floor and basement and refurbishment of building for upgraded offices including provision for

a bin and bike store to the basement, updated WC facilities, secondary glazing, fire lobbies to each floor, new passenger lifts, plant deck to the roof and the reveal and repair of the existing shop frontage to Mosley St. Approved 18 September 2024.

- LPA Ref. 139183/FO/2024 - Change of use of ground floor and basement to Class E and external alterations associated with refurbishment of building for upgraded offices including provision for a bin and bike store to the basement, updated WC facilities, plant deck to the roof and repair of the existing shop frontage to Mosley St. Approved 18 September 2024.
- LPA Ref. 138239/LO/2023 - Listed building consent for repairs to existing slate roof including replacement lead and slate, insertion of roof ventilation, breathable membrane and insulation below and replacement of and repairs to existing timber sash windows. Approved 12 December 2023.
- LPA Ref. 118399/LO/2017 - Listed Building Consent for internal and external works associated with the Creation of 1 x basement unit for A1 (retail), A3 (restaurants/cafes), A4 (drinking establishments), B1 (offices) and 1 x ground floor unit for A1 (retail), A3 (restaurants/cafes), A4 (drinking establishments) with offices (Class B1) above (floors 1 to 5) following refurbishment of building to include internal demolition works, excavation works to create a level basement, construction of replacement floors and associated internal structure, mansard roof extension, roof-top plant, refurbishment of the facade and windows and exposure / reinstatement of original shop frontage (77a Mosley Street) and associated works. 20 August 2018
- LPA Ref. 118398/FO/2017 - Creation of 1 x basement unit for A1 (retail), A3 (restaurants/cafes), A4 (drinking establishments), B1 (offices) and 1 x ground floor unit for A1 (retail), A3 (restaurants/cafes), A4 (drinking establishments) with offices (Class B1) above (floors 1 to 5) following refurbishment of building to include internal demolition works, excavation works to create a level basement, construction of replacement floors and associated internal structure, mansard roof extension, roof-top plant, refurbishment of the facade and windows and exposure / reinstatement of original shop frontage (77a Mosley Street) and associated works. 20 August 2018.
- LPA Ref. 102357/CC/2013/C2 - CONSERVATION AREA CONSENT for the demolition of existing buildings to enable a redevelopment of the site to provide a twelve-storey class B1 office building with Class A1, A2, A3, A4 or B1 retail / commercial uses at ground floor level, basement car parking and other associated works (planning application ref 102356/FO/2013/C2). 7 August 2013.
- LPA Ref. 102356/FO/2013/C2 - Redevelopment of the site to provide a twelve-storey class B1 office building with Class A1, A2, A3, A4 or B1 retail / commercial uses at ground floor level, basement car parking and other associated works, following demolition of existing buildings. Approved 7 August 2013.

The most relevant application to the proposal is the Listed Building Consent (LPA Ref: 139184/LO/2024) and Full Planning Application (LPA Ref: 139183/FO/2024), both approved in September 2024. The building has gone through a refurbishment, external alterations and a change of use, which includes the tenancy that Joe & The Juice are occupying. Additionally, we have recently lodged a Listed Building Consent and Advertising Consent application for the signage related to Joe & The Juice. This will shortly be going through assessment.

The Proposals

The proposal includes the internal fitout of installing non-invasive partitions, screens and a service counter/preparation area. The fitout works have been designed to have minimal impacts of the buildings listed fabric. The proposed works include a series of spatial and service modifications across the basement and ground floors. In the basement, the storeroom is reduced to its minimum operational size, the WC is positioned to reveal more of the original curved brick wall and recess, and additional historic brickwork is exposed in line with the approved Listed Building Consent. On the ground floor, the WC is located slightly to optimise bar workflow, and a large air handling unit is discreetly housed above the WC and preparation area to reduce visible services within the customer zone. Mechanical and electrical installations are minimised, including replacing multiple ceiling cassettes with a combination of ceiling-mounted and wall-mounted AC units, reducing ductwork and cable tray runs, suspended light tracks and services on fine cabling, and introducing the replacement of the existing glass louvres with aluminium grille within the shopfront to support ventilation requirements. Decorative works include the retention, cleaning, and treatment of exposed timber and brick elements, installation of new wall panels, tiling, and bespoke finishes, all while maintaining and enhancing key historic features of the shopfront and interior.

Planning Policy Context

National Planning Policy Framework (NPPF) (2024)

The National Planning Policy Framework (NPPF), updated in December 2024, aims to strengthen local decision making and to reinforce the importance of up to date plans.

Paragraph 11 states that:

“Plans and decisions should apply a presumption in favour of sustainable development”.

For decision-taking this means (**Paragraph 11**):

“Approving development proposals that accord with an up-to-date development plan without delay”.

The NPPF continues that the creation of high quality, beautiful and sustainable places, is fundamental to what the planning and development process should achieve, and states at Paragraph 131, that good design is a key aspect of sustainable development, creates better places in which to live and work, and helps make development acceptable to communities.

Planning policies and decisions should ensure that developments will function well and add to the overall quality of an area, are visually attractive and sympathetic to local character and history, establish or maintain a strong sense of place, optimise the potential of the site to accommodate and sustain an appropriate mix of development and support local facilities and transport networks, and create places that are safe, inclusive and accessible which promote health and well-being, with a high standard of amenity for existing and future users.

In determining applications (Paragraph 139), great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so as long as they fit in with the overall form and layout of their surroundings.

The NPPF recognises that a balance needs to be struck between the preservation of the significance of a heritage asset and delivering public benefit. With regard to designated assets, Paragraph 212 states that the more important the asset, the greater the weight should be on its conservation. Distinction is drawn between those assets of highest significance and those of a lesser significance.

The NPPF identifies harm as being either substantial or less than substantial. Paragraph 214 states that where the proposal would lead to substantial harm to the significance of a designated asset consent should be refused unless the harm or loss is necessary to achieve substantial public benefit that outweighs that harm. In cases where less than substantial harm to the significance of a designated asset is anticipated, the NPPF requires that this harm should be weighed against the public benefits of the proposal.

Paragraphs 219 and 220 specifically discuss Conservation Areas; paragraph 219 states that opportunities should be sought to better reveal the significance of these assets, whilst paragraph 220 remind the reader that not all elements of a conservation area will contribute to the significance of that area; in this way assessments should take account of the relative value of the element subject to change, and its contribution.

Local Planning Policy

Places for Everyone Plan – Joint Development Plan Document, Adopted 21 March 2024

The Places for Everyone Plan (PfE 2021) provides an important opportunity to create the conditions for inclusive economic growth, provide opportunities for the provision of much-needed homes and protect and enhance the natural environment. The policies relevant to the application include:

Policy JP-Strat2 – City Centre

Policy JP-P1 – Sustainable Places

Policy JP-P2 – Heritage

Manchester Core Strategy – Development Plan Document 2012-2027, Adopted 11 July 2012

The Core Strategy was adopted by Manchester City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework and covers a period of 15 years from 2012 to 2027. It describes Manchester today and outlines the Council's vision for Manchester in 2027, along with the planning policies which will be used to deliver that vision. The policies relevant to this application include:

Policy SP1 – Spatial Principles

Policy EC1 – Employment and Economic Growth in Manchester

Policy EN1 – Design Principles and Strategic Character Areas

Policy EN3 – Heritage

Policy CC1 – Manchester City Centre

Policy CC4 – Visitors – Tourism, Culture and Leisure

Policy CC9 – Design and Heritage

Policy CC10 – A Place for Everyone

Policy DM1 – Development Management

Unitary Development Plan for Manchester

The Core Strategy replaced much of the UDP, but some UDP policies are extant (remain). The following policies are relevant to the application:

Policy DC14 – Shop Fronts and Related Signs

Policy DC18 – Conservation Areas

Policy DC19 – Design and Heritage

We now turn to assess the proposals against the relevant planning policy.

PLANNING AND HERITAGE ASSESSMENT

This section seeks to address the key planning and heritage matters arising from the proposal. These issues have been identified through a review of the relevant planning policies for the site.

Principle of Development

The proposal is required for the shop fitout necessary for Joe & The Juice to carry out their operations. The principle of development is seen to be accepted in the area and relatively matches that in the surrounding area. Policy EC1 refer to the priorities for ensuring continued economic growth. Joe & The Juice are a prominent juice bar/café known by many people around the world for exceptional smoothies, juices and food. Allowing Joe & The Juice to operate in the space will bring increased employment and opportunities for local people and continued social and economic regeneration of the city. This is also a key factor in relation to Policy CC1 and Policy CC4 for the continued growth of the Manchester City Centre, boosting investment and mixed-use development. The importance of tourism, culture and leisure is also addressed in the policies, which the application site will improve the appearance, use and accessibility of all cultural and visitor attractions as an associated facility. As such, it is evident that the signage and fitout comply with Policies EC1, CC1 and CC4.

A site visit was conducted with the Planning Officers from Manchester City Council in relation to the fit-out works. From this meeting, design changes have been made with respect to the officer's concerns. These include the basement storeroom being reduced to its minimum operational size, and the WC has been relocated to reveal more of the curved brick wall and recessed area. Additional sections of basement brickwork have been exposed in alignment with the landlord's Listed Building Consent (LPA Ref. 139184/LO/2024). On the ground floor, the WC has been positioned toward the wall to minimise visual impacts, and the large air handling unit is concealed above it. Exposed ductwork on the ground floor has been significantly reduced by incorporating two louvres into the new shopfront section, and the ceiling services have been refined by replacing three ceiling cassettes with two ceiling units and one wall-mounted unit. Cable trays have been minimised to a single run beside the AC units, and the remaining ductwork and lighting track are now suspended using thin ceiling cables.

Visual Amenity

The existing building has been in a state of dereliction for many years. Enhancements and refurbishment are currently underway and nearing completion to bring the building back to a usable and attractive state. The proposed tenancy is positioned on the corner of Mosely Street and Princess Street. The works internally for the fitout respect the historical features of the building and have been sensitively designed so it does not have a lasting impact on the tenancy. The visual impacts of the scheme centre on creating a cleaner, more refined interior while enhancing the building's historic character. Exposed brickwork in both the basement and ground floor will become a key visual feature, revealing more of the original fabric and aligning the space with the heritage expectations of the Listed Building Consent. The reduction of services, such as concealing the air handling unit above the WC, reducing ductwork, replacing glass transoms with discreet louvres, and suspending lighting and services on slim cables, significantly minimises visual clutter and produces a lighter, more organised ceiling. The updated finishes, including new wall panels, tiling, and timber elements, introduce a consistent visual style that complements the retained historic details, polished brass shopfront, and exposed structural features. Overall, the works result in a more coherent and visually balanced atmosphere that highlights the building's heritage while presenting a modern, unobtrusive service strategy.

As such, the proposal complies with Policy EN1 with respect to the city centre character area. The fitout will not have any impact on the rich legacy of the listed building or conservation area, and adds to the dense environment of commercial activities in the area. The proposal Joe & The Juice will assist in the growth of the city and vital operations for Manchester.

Design and Heritage

The building, as constructed, combined uses speculative home trade warehousing, offices and retail premises, with the building dating from the mid-1860s. The warehousing component was accessed to the rear of the upper floors via a double door off 16 Princess Street, while the front at Mosley Street contained offices, accessed via 79 Mosley Street. Retail premises were situated on the ground floor at 77 and adjoining 77a, later to include partial use of the basement. The building is part of the George Street Conservation Area and is considered to be a positive contributor to the special architectural and historic character.

The proposed fitout does not propose any major changes to the external elements of the building. The site has gone through localised repairs and restoration of damaged fabric as necessary. The existing building has been a re-used heritage asset, and this application will help to continue the operation of a business use in this location in accordance with Policy EN3. Policy CC9 requires development in Manchester City Centre to preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The proposed application is not seen to affect any of the existing heritage assets. The proposed MVHR approach has been carefully designed and discussed to reduce the visual impact. The design proposes two new louvres beside the entry door, which will significantly minimise exposed ductwork, keeping services tight to the ceiling and allowing all visible elements to be spray-painted to match the surrounding finishes.

As stated above, the proposed works demonstrate clear respect for the building's heritage by retaining, revealing, and enhancing original historic features wherever possible. Significant areas of exposed brickwork are preserved, cleaned, and sensitively treated, with additional sections uncovered, particularly within the basement, to better showcase the original fabric in line with the approved Listed Building Consent. Existing timber elements, including staircases, panelling, sills, and doors, are retained, carefully restored, and finished in a manner that complements their historic character rather than replacing them with modern materials. Externally, the historic shopfront, including the brass window frames, stone stall risers, and timber double doors, remains fully intact, undergoing only cleaning and light restoration to preserve its authentic appearance, as per the existing approval (LPA Ref. 139184/LO/2024). Modern interventions such as ventilation louvres and service routes are designed to be discreet, reversibly installed, and visually unobtrusive, ensuring that contemporary functions do not overshadow the building's architectural significance. Overall, the approach prioritises conservation over alteration, reinforcing and honouring the building's historic character while accommodating the operational needs of its new use. As such, the proposal complies with Policy EN3 and CC9 of the Manchester Core Strategy and Policy DC19 of the Unitary Development Plan for Manchester.

Policy DC18 sets out the requirement for conservation areas, with the Council seeking to preserve and enhance the character of the designated conservation area by carefully considering the issues. The proposal is seen to comply with the policy as it will not cause a major change to the appearance of the existing building. The proposed fit-out complies entirely with Policy EN3, CC9 and DC18 of the Local Plan.

Summary

The proposed fitout is seen to be minimal and respects the heritage value of the site. The proposed application is seen to comply with the necessary policies in their entirety, including the NPPF (2024), Development Plan Document, Core Strategy and Unitary Development Plan part of the Manchester Local Plan.

Notwithstanding, we trust that the information supplied meets with your approval and is sufficient for you to consider this application favourably.

Yours faithfully,

