

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144552/FO/2025
Date registered valid: 12 January 2026
Proposal: Elevational alterations to ground floor frontage.
Address: 36 Brazennose Street, Manchester, M2 5EA
Ward(s): Deansgate Ward

Applicant: Greggs PLC
Agent (if any): Miss Abbie Larter JMS Planning & Development Ltd
Case officer: Lea Joseph
Tel: 0161 227 3644
Email: lea.joseph@manchester.gov.uk

Recommendation: **Approve**
Date of recommendation: **16 February 2026**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 6 January 2026

Standard consultations:

Printed: 16 January 2026 Expired: 6 February 2026

Neighbour notifications

Printed: 16 January 2026 Expired: 6 February 2026

Site notice

Posted: 16 January 2026 Expired: 06 March 2026

Press advert

Published: 20 January 2026 Expired: 10 February 2026

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 Albert Square Conservation Area 1972

Tree Preservation Order:

The application pertains to Heron House, a modern five-storey building composed of red brick. At the ground floor the building includes arch detailing and Class E uses. The building is bounded by Brazennose Street, Albert Square, Lincoln Square and Lloyd Street.

Description of area

Brazennose Street is located within the Albert Square Conservation Area. The area is a highly active City Centre environment characterised by its historic and modern structures such as the , the Abraham Lincoln Statue (Grade II), Town Hall (Grade I), the Roman Catholic Church of St Mary (Grade II), Lloyds House (Grade II) and highly modern developments including Centurion House 1 Scott Place and Mulberry Square.



Description of development

Full planning consent is sought for the replacement of the shopfront doors.



PROPOSED SHOPFRONT ELEVATION (1:50)

Planning History

144553/AO/2025 | Installation of 1no. internally illuminated fascia sign. (Approved January 20260.

Consultations & Notification Responses

Highway Services – No objections. Access is acceptable, all doors should be inward opening so as not to impede access on the adjacent footpath.

Environmental Health – No comments or objections.

Greater Manchester Police – No comments or objections.

Policy

Saved Unitary Development Policy

DC18 Conservation Areas

Manchester Core Strategy (2012-2027)

SP1 Spatial Principles

CC9 Design and Heritage

CC10 A Place for Everyone

DM1 Development Management

Places for Everyone Joint Development Plan (2024-2039)

JP-P1 Sustainable Places

JP-P2 Heritage

Other Material Considerations:

National Planning Policy Framework

Chapter 12 Achieving well-designed places

Shopfront and Signage Design Guide (2024)

Listed Building and Conservation Areas Act (1990)

Section 72

Issues

Principle of Development

This full planning application forms part of a full internal update and fitout of the existing shop. The improvement and modernisation of the design of shopfronts maintains a high-quality appearance within the City Centre and enables the business to meet its operational needs. No improvements to the shopfront have taken place since this tenant began occupying the site in 2007. For these reasons the principle of the development is acceptable pursuant to policies SP1 and JP-P1.

Design Issues - Visual amenity, impact on the historic environment

Policy DM1 requires that there is consideration of siting, scale, materiality, and appearance. Policy SP1 requires that developments make a positive contribution to their area. Chapter 12 of the National Planning Policy Framework requires that when assessing design quality Local Planning Authorities consider 'will function well and add to the overall quality of the area', 'are visually attractive' and 'are sympathetic to local character and history, including the surrounding built environment and landscape setting'.

The proposed elevational alterations would consist of the removal of an existing double sliding door and installation of a new asymmetrical single-leaf door. The proposed door would be an asymmetrical swing door rather than the existing double sliding doorway.

The door finish will match that of the framing on the glazing, across the entirety of the shopfront. The door would be an improvement on the 'worn down' appearance of the existing. It's simple materiality and appearance would not detract from the character of the surrounding area, nor that of the host building. As is required by The Shopfront and Signage Design Guide the existing and proposed windows and doorframes will match in proportions, materials and finishes. The glazing on the shopfront door would be maintained, as is acceptable under the Shopfront and Signage Design Guide.

The site is located within the Albert Square Conservation Area. The area has a high concentration of Listed Assets including monuments. Landmark buildings such as the Town Hall (Grade I) are present. Smaller historic assets also characterise the area.

Policies JP-P2 and DC18 require consideration of the sustenance and 'enhancement' of the historic environment, particularly in areas where heritage buildings contribute to the city's 'unique identity' and 'sense of place'. Policy CC9 requires 'high standards of appearance' in development's that impact the historic environment.

The proposed alterations are limited in their scope, the shopfront's proportions, materiality and character would be preserved. The use of a muted finish for the proposed door in conjunction with the signage that was recently approved at the site (144553/AO/2025) would result in an unobtrusive shopfront, that would remain subservient to the historic character of the area.

The proposal would therefore be in accordance with the requirements of policies JP-P2, DC18, CC9 and Section 72 Listed Building and Conservation Areas Act (1990).

Accessibility

Policies JP-P1, DM1, and CC10 require consideration of accessibility in all development proposals. Further the Shopfront and Signage Design Guide require disabled access in all new shopfronts, with the exception of Listed Buildings.

The proposed doorway would preserve the existing level access at the site. As with the existing the proposed door would be remotely operated, thereby allowing patrons with mobility impairments and mobility aids to access the site.

In light of these details the accessibility arrangements propose would be acceptable under policies DM1, CC10 and JP-P1.

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: S1699/PLN/01B (Received 12 January 2026)
- Document: Covering Letter (Received 12 January 2026)
- Document: Heritage Statement (Received 18 November 2025)
- Correspondence: Frame Details (Received 11 February 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 DC14.

3. The materials used in the external surfaces of the development hereby approved shall be those as specified on approved plan/drawing ref. S1699/PLN/01B.

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

Highway Services
Environmental Health
Greater Manchester Police

Ground Floor, 2 - 10 Albert Square, Manchester, M2 6LW
Fourth Floor, 2 - 10 Albert Square, Manchester, M2 6LW
Ditto, 2 - 10 Albert Square, Manchester, M2 6LW
Basement, 2 - 10 Albert Square, Manchester, M2 6LW
Third Floor, 2 - 10 Albert Square, Manchester, M2 6LW
48 Brazennose Street, Manchester, M2 5EB
Greggs, Brazennose Street, Manchester, M2 5EA
Second Floor, Heron House, Albert Square, Manchester, M2 5EA
Maray Restaurant, 2 - 10 Albert Square, Manchester, M2 6LW
First Floor, 2 - 10 Albert Square, Manchester, M2 6LW
Duttons, 2 - 10 Albert Square, Manchester, M2 6LW
Second Floor, 2 - 10 Albert Square, Manchester, M2 6LW
44 - 46 Brazennose Street, Manchester, M2 5EB
Wings Restaurant, 1 Lincoln Square, Manchester, M2 5LN
42 Brazennose Street, Manchester, M2 5EB
40 Brazennose Street, Manchester, M2 5EB
Fifth Floor, 2 - 10 Albert Square, Manchester, M2 6LW

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
Conservation Area - Albert Square Conservation Area 1972
Area Team Boundary - Name: CENTRAL