

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145137/JO/2026

Date registered valid: 9 February 2026

Proposal: Variation of Condition 2 (Specified Plans and Drawings) attached to Planning Permission 142515/FO/2025, to introduce new louvres to the Spear Street elevation.

Address: The Quarters, Oldham Street And Spear Street, Manchester, M4 1LF

Ward(s): Piccadilly Ward

Applicant: Kempton Homes Ltd

Agent (if any): Mrs Caroline Payne, Emery Planning

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25 March 2026

Application Details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit: 3 March 2026

Standard consultations:

Printed: 13 February 2026 Expired: 6 March 2026

Neighbour notifications

Printed: 13 February 2026 Expired: 6 March 2026

Site notice

Posted: 3 March 2026 Expired: 24 March 2026

Press advert

Published: 17 February 2026 Expired: 10 March 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Stevenson Square (Extension) Conservation Area 1987

Tree Preservation Order: Not applicable

This application relates to a recently completed building at 76-82 Oldham Street (Block A) and 70 Spear Street (Block B). The buildings are separated by Spear Street.

The site was redeveloped following a fire in 2013 that resulted in the loss of all but one of the buildings on site including the substantial art deco building that was formerly Dobbins department store. The building remaining on site was located at 5 Warwick Street and was a two-story brick-built building constructed in the 1930's that had seen some incremental change.

The site is within the Stevenson Square Conservation Area and opposite the Smithfield Conservation Area. Grade II Listed buildings at 132 Oldham Street, 105 Oldham Street, 66 Oldham Street are close to the site and the Grade II Listed former worker's cottages at 4-8 Bradley Street are located opposite the site.

Other uses in the immediate area include offices, residential apartments, creative industries, shops, bars and restaurants. The adjoining property at 84-86 Oldham Street is used for residential purposes. There are other nearby residential properties at 2 Houldsworth Street, 60a Oldham Street, 89-95 Oldham Street, 90-94 Oldham Street, 99 Oldham Street, 105 Oldham Street, 119 Oldham Street, 127 Oldham Street, 82 Tib Street, 100 Tib Street and 110-112 Tib Street.

The elevation that this proposal relates to is the Spear Street elevation.

Description of Development

The proposal seeks the Variation of Condition 2 (Specified Plans and Drawings) attached to Planning Permission 142515/FO/2025, to introduce new louvres to the Spear Street elevation.

Related Applications

142515/FO/2025 - Retention of louvres and fire doors together with installation reconfiguration of glazing to shop associated with the reconfiguration of ground floor commercial units.
Approved May 2025.

141034/FO/2024 - Retention of subdivision of units 1 & 2, and associated elevational alterations.
Refused December 2024.

139580/JO/2024 - Variation of conditions 10 (Servicing), 19 (BREEAM) and 30 (Use Restriction) attached to application ref no 131730/JO/2021.
Approved May 2024.

140005/FO/2024 - Shopfront alterations to existing building.
Refused September 2024.

131730/JO/2021 - Section 73 Application to vary conditions 1 (Approved Plans and Documents), 15(d) (Materials to be Approved - Window Drip Detail), 18 (Travel Plan) and 21 (Photovoltaics) attached to application 126531/JO/2020.
Approved February 2022.

126531/JO/2020 - Application to vary Conditions 2 (Approved Drawings and Documents), 3 (Archaeology), 4 (Contaminated Land) and 16 (Materials to be Approved) and remove Condition 18 (Lightwells) imposed upon planning approval reference 120586/JO/2018 to accommodate changes to the design required in order to satisfy necessary performance criteria and technical compliance and to take into account the information submitted.
Approved November 2020.

120586/JO/2018 - Application to vary condition 10 (Fumes, Vapours and Odours) imposed upon planning approval reference 110074/FO/2015/C2 to amend the wording of the condition so that the details are required prior to the occupation of each individual unit rather than prior to the commencement of development.
Approved January 2019.

110074/FO/2015/C2 - Demolition of existing building and site structures and construction of 2no. mixed use buildings (Buildings A and B). Building A - Part 4, part 5, part 6 and part 8 storey building including ground floor and plus basement with ancillary facilities services and commercial use (A1, A3, B1) at ground floor and basement levels, 72 residential apartments (C3) above and 2 green roofs. Building B - Part 3 and part 5 storey building including ground floor and plus basement with 100 cycle parking spaces, building services and commercial space at basement level and 9 car parking spaces, ancillary facilities and services and commercial space (A1, A3, B1) at ground floor level and 28 residential apartments (C3) above and 1 green roof.
Approved March 2016.

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

Highway Services - Have no objection to the proposals. Requested that informatives be added to the decision concerning Highway licensing matters

Environmental Health – Clarification of noise impact from any associated plant.

Policy

The following policy and guidance are considered relevant to the consideration of this application:

The **Places for Everyone Plan - Joint Development Plan Document**, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat2 - City Centre
- Policy JP-P1 - Sustainable Places
- Policy JP-P2 - Heritage

The **Manchester Core Strategy - Development Plan Document 2012-2027 ("the Core Strategy")** was adopted by the City Council on the 11th of July 2012:

- Policy SP1 - Spatial Principles
- Policy CC7 - Mixed Use Development
- Policy CC9 - Design and Heritage
- Policy EN1 - Design Principles and Strategic Character Areas
- Policy EN3 - Heritage
- Policy DM1 - Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC18 - Conservation Areas
- Policy DC26 - Development and Noise

National Planning Policy Framework (NPPF) (2024)

- Chapter 12 - Achieving well-designed and beautiful places
- Chapter 16 - Conserving the Historic Environment

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.

Planning (Listed Buildings and Conservation Areas) Act 1990

Assessment

Principle of the Development

The occupier of Unit 1, Block A will be The Gym Group. The Gym Group do not require any external extraction and as a result there is no requirement for plant on the external facade. However, they do require some natural ventilation to the gym and as a result 6no. additional louvres are proposed.

The M&E contractor has advised that the additional louvres have been sized in line with Part F ventilation building regulations for the operation of the gym for 140 people across two floors. The 6 louvres are required to provide the airflow to the system. Reducing the number of louvres would result in high pressure on the ventilation system and could result in noise issues in the street.

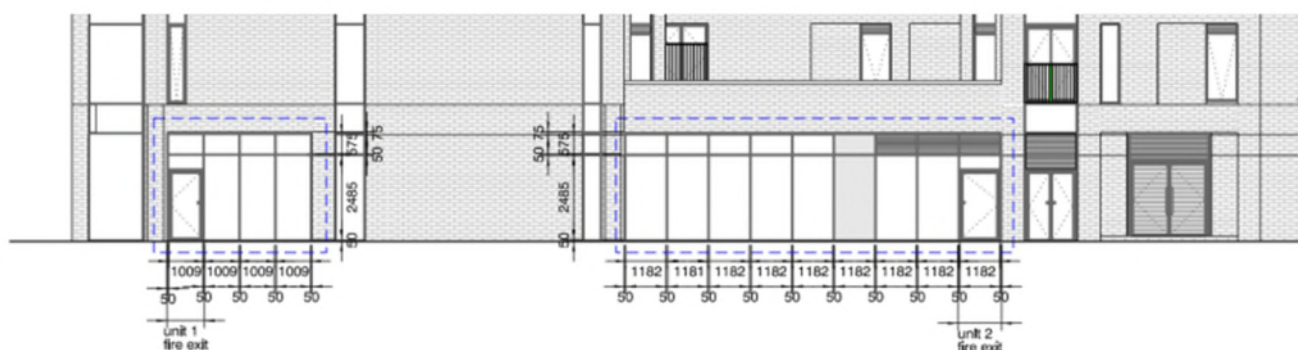
The proposal must now be assessed against the relevant material planning considerations. This report will only assess the amendments to this application, namely the additional 6no. louvres installed. Please refer to the delegated officer report 142515/FO/2025 for all the material planning considerations assessed against the original application.

Visual Amenity

The previously approved consent saw the installation of 4no. louvres on the Spear Street elevation. These louvres are anodised bronze and are the exact same specification and finish as the louvres that were approved as a part of the original development, just across Spear Street, on Block B.



Original overall building consent Spear Street elevation (110074/FO/2015/C2)



Last approved Spear Street elevation (142515/FO/2025)



Louvres installed on Spear Street elevation



Previously approved louvres in situ on Block B

The previous approval for the louvres fronted out on to a less prominent elevation and were aesthetically in keeping with the louvres across Spear Street on block B.

However, the LPA was also clear that the removal of glazing elements to be replaced by louvres should be avoided wherever possible and if there were any future proposals to install louvres on this elevation or other elevations, the LPA may determine that a threshold has been passed that would result in too much visual harm by having too many louvres.

This proposal would result in further proliferation of louvres.

However it is accepted in this particular case more louvres are necessary in order to comply with Part F ventilation building regulations for the operation of the gym for 140 people across two floors.

The proposed amendments will result in additional harm to the visual amenity of the building on the Spear Street elevation. However, this is not a primary elevation and there is already a precedent of the same design louvres installed on the Spear Street elevations of both Block A and Block B.

On this basis, given the need for these louvres in order for the gym user to occupy the space, the proposed amendments are considered acceptable in this case on visual amenity grounds.

Noise and Residential Amenity

In terms of the additional louvres proposed as a part of this application, inside the commercial unit there is an Air Handling Unit with ductwork supplying & extracting from the gym areas. The exhaust and fresh air ducts connect to this unit via the louvres.

The applicant has confirmed that attenuators will be installed on the ductwork to reduce the noise breakout from the louvres.

A condition to the application to be discharged prior to the commencement of the use of Unit 1, Block A, The Quarters, requiring for details of a scheme to be submitted that demonstrates that any plant, equipment and servicing associated with the louvres 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 and servicing associated with the louvres 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, is sufficient in order to ensure that any noise and residential amenity concerns are addressed.

Conclusion

Given the above, the proposal is considered to be consistent with the Core Strategy for the City of Manchester, in particular DM1 (Development Management) and SP1 (Spatial Principles), the saved policies contained within the Unitary Development Plan for Manchester, in particular DC18 and the National Planning Policy Framework, in particular Section 12 (Achieving Well Designed Places) and Section 16 (Conserving and Enhancing the Historic Environment)

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

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than 30 May 2028.

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, received by Manchester City Council as the Local Planning Authority on 24 March 2025:

- Existing and Proposed Unit Plans PL-A-0006 P2
- Proposed Lower GF Plans PL-A-1201
- Proposed Oldham Street Elevations 7708-al(05)011

Received by Manchester City Council as the Local Planning Authority on 08 April 2025:

- Proposed GF Plan 7708-al(05)010
- Existing and Proposed Sections 7708-al(05)020-P01
- Existing and Proposed Sections 7708-al(05)021-P01

And received by Manchester City Council as the Local Planning Authority on 09 February 2026:

- Location Plan L(-)900
- Proposed Spear Street Elevations 7708-AL(05)221

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 DC18 of the Unitary Development Plan.

3) The layout of the commercial units shall now be carried out in accordance with the following drawings, received by Manchester City Council as the Local Planning Authority on 24 March 2025:

- Existing and Proposed Unit Plans PL-A-0006 P2
- Proposed Lower GF Plans PL-A-1201

No commercial unit within Building A or Building B as identified on these approved drawings shall be combined with another or subdivided unless planning permission is specifically granted.

Reason - For the avoidance of doubt as changes to any element of the development may have consequences in terms of national and local policy considerations. Pursuant to policies EC1, CC1, CC3, CC4, CC5, CC6, CC7, CC8, CC10, H1, T1, T2, SP1 and DM1 of the Core Strategy, saved policies DC10.1, DC26 and RC20 (Area 10) of the Unitary Development Plan and Part 1 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

4) The louvres to be installed on Spear Street hereby approved shall match, in terms of type, size, colour and texture, the existing louvres at ground level on the Spear Street elevation on the existing building.

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.

5) a) Prior to the commencement of the use of Unit 1, Block A, The Quarters, either a scheme that demonstrates that any plant, equipment and servicing associated with the louvres 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 and servicing associated with the louvres 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.

b) Prior to the first operation of any plant, equipment and servicing associated with the louvres, a verification report, which will include post-completion testing, shall be submitted to and be approved in writing by the Local Planning Authority to validate that any plant, equipment and servicing associated with the louvres achieve a rating level of 5dB (LAeq) below the typical background (LA90) level 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 operation of any plant, equipment and servicing associated with the louvres 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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Flat 18, 70 Spear Street, Manchester, M1 1AW
Unit 2, 60 Spear Street, Manchester, M1 1AW
Flat 48, 5 Warwick Street, Manchester, M1 1AU
Flat 46, 5 Warwick Street, Manchester, M1 1AU
Flat 43, 5 Warwick Street, Manchester, M1 1AU
Flat 31, 5 Warwick Street, Manchester, M1 1AU
Flat 25, 5 Warwick Street, Manchester, M1 1AU
Flat 22, 5 Warwick Street, Manchester, M1 1AU
Flat 13, 5 Warwick Street, Manchester, M1 1AU
Flat 1, 5 Warwick Street, Manchester, M1 1AU
Flat 6, 84 - 86 Oldham Street, Manchester, M4 1LF
86 Oldham Street, Manchester, M4 1LF
Flat 15, 70 Spear Street, Manchester, M1 1AW
Flat 14, 70 Spear Street, Manchester, M1 1AW
Flat 11, 70 Spear Street, Manchester, M1 1AW
Flat 10, 70 Spear Street, Manchester, M1 1AW
Flat 69, 5 Warwick Street, Manchester, M1 1AU
Flat 60, 5 Warwick Street, Manchester, M1 1AU
Flat 59, 5 Warwick Street, Manchester, M1 1AU
Flat 53, 5 Warwick Street, Manchester, M1 1AU
Flat 40, 5 Warwick Street, Manchester, M1 1AU
Flat 34, 5 Warwick Street, Manchester, M1 1AU
Flat 18, 5 Warwick Street, Manchester, M1 1AU
Flat 10, 5 Warwick Street, Manchester, M1 1AU
Flat 27, 70 Spear Street, Manchester, M1 1AW
Flat 6, 70 Spear Street, Manchester, M1 1AW
Flat 5, 70 Spear Street, Manchester, M1 1AW
Flat 2, 70 Spear Street, Manchester, M1 1AW
Flat 71, 5 Warwick Street, Manchester, M1 1AU
Flat 66, 5 Warwick Street, Manchester, M1 1AU
Flat 65, 5 Warwick Street, Manchester, M1 1AU
Flat 62, 5 Warwick Street, Manchester, M1 1AU
Flat 58, 5 Warwick Street, Manchester, M1 1AU
Flat 51, 5 Warwick Street, Manchester, M1 1AU
Flat 42, 5 Warwick Street, Manchester, M1 1AU
Flat 21, 5 Warwick Street, Manchester, M1 1AU
Flat 19, 5 Warwick Street, Manchester, M1 1AU
Flat 11, 5 Warwick Street, Manchester, M1 1AU
Flat 8, 5 Warwick Street, Manchester, M1 1AU
Flat 4, 5 Warwick Street, Manchester, M1 1AU
82 Oldham Street, Manchester, M4 1LF
Flat 23, 70 Spear Street, Manchester, M1 1AW
Flat 21, 70 Spear Street, Manchester, M1 1AW
Flat 20, 70 Spear Street, Manchester, M1 1AW
Flat 12, 70 Spear Street, Manchester, M1 1AW
Flat 72, 5 Warwick Street, Manchester, M1 1AU
Flat 56, 5 Warwick Street, Manchester, M1 1AU
Flat 55, 5 Warwick Street, Manchester, M1 1AU
Flat 49, 5 Warwick Street, Manchester, M1 1AU

Flat 38, 5 Warwick Street, Manchester, M1 1AU
Flat 36, 5 Warwick Street, Manchester, M1 1AU
Flat 29, 5 Warwick Street, Manchester, M1 1AU
Flat 28, 5 Warwick Street, Manchester, M1 1AU
Flat 26, 5 Warwick Street, Manchester, M1 1AU
Flat 14, 5 Warwick Street, Manchester, M1 1AU
Flat 5, 5 Warwick Street, Manchester, M1 1AU
Flat 5, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 24, 70 Spear Street, Manchester, M1 1AW
Flat 22, 70 Spear Street, Manchester, M1 1AW
Flat 17, 70 Spear Street, Manchester, M1 1AW
Flat 16, 70 Spear Street, Manchester, M1 1AW
Flat 7, 70 Spear Street, Manchester, M1 1AW
Flat 1, 70 Spear Street, Manchester, M1 1AW
Flat 68, 5 Warwick Street, Manchester, M1 1AU
Flat 61, 5 Warwick Street, Manchester, M1 1AU
Flat 44, 5 Warwick Street, Manchester, M1 1AU
Flat 33, 5 Warwick Street, Manchester, M1 1AU
Flat 32, 5 Warwick Street, Manchester, M1 1AU
Flat 27, 5 Warwick Street, Manchester, M1 1AU
Flat 23, 5 Warwick Street, Manchester, M1 1AU
Flat 20, 5 Warwick Street, Manchester, M1 1AU
Flat 9, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 1, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 10, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 26, 70 Spear Street, Manchester, M1 1AW
Flat 8, 70 Spear Street, Manchester, M1 1AW
Flat 70, 5 Warwick Street, Manchester, M1 1AU
Flat 67, 5 Warwick Street, Manchester, M1 1AU
Flat 45, 5 Warwick Street, Manchester, M1 1AU
Flat 39, 5 Warwick Street, Manchester, M1 1AU
Flat 15, 5 Warwick Street, Manchester, M1 1AU
Flat 9, 5 Warwick Street, Manchester, M1 1AU
Flat 2, 5 Warwick Street, Manchester, M1 1AU
Flat 4, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 3, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 25, 70 Spear Street, Manchester, M1 1AW
Flat 13, 70 Spear Street, Manchester, M1 1AW
Flat 9, 70 Spear Street, Manchester, M1 1AW
Flat 4, 70 Spear Street, Manchester, M1 1AW
Flat 3, 70 Spear Street, Manchester, M1 1AW
Flat 64, 5 Warwick Street, Manchester, M1 1AU
Flat 63, 5 Warwick Street, Manchester, M1 1AU
Flat 57, 5 Warwick Street, Manchester, M1 1AU
Flat 54, 5 Warwick Street, Manchester, M1 1AU
Flat 52, 5 Warwick Street, Manchester, M1 1AU
Flat 41, 5 Warwick Street, Manchester, M1 1AU
Flat 37, 5 Warwick Street, Manchester, M1 1AU
Flat 35, 5 Warwick Street, Manchester, M1 1AU
Flat 30, 5 Warwick Street, Manchester, M1 1AU
Flat 24, 5 Warwick Street, Manchester, M1 1AU
Flat 17, 5 Warwick Street, Manchester, M1 1AU
Flat 12, 5 Warwick Street, Manchester, M1 1AU
Flat 7, 5 Warwick Street, Manchester, M1 1AU

Flat 2, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 28, 70 Spear Street, Manchester, M1 1AW
Flat 19, 70 Spear Street, Manchester, M1 1AW
Unit 1, 60 Spear Street, Manchester, M1 1AW
Flat 50, 5 Warwick Street, Manchester, M1 1AU
Flat 47, 5 Warwick Street, Manchester, M1 1AU
Flat 16, 5 Warwick Street, Manchester, M1 1AU
Flat 6, 5 Warwick Street, Manchester, M1 1AU
Flat 3, 5 Warwick Street, Manchester, M1 1AU
84 - 86 Oldham Street, Manchester, M4 1LF
Flat 8, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 7, 84 - 86 Oldham Street, Manchester, M4 1LF

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
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Stevenson Square Conservation Area 1987
Conservation Area - Stevenson Square (Extension) Conservation Area 1987
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL