MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144434/FO/2025
Date registered valid:	2 December 2025
Proposal:	Installation of 1no. service pipe to Deansgate elevation.
Address:	237 - 239 Deansgate, Manchester, M3 4EN
Ward(s):	Deansgate Ward
Applicant:	Mr Younes Hasankiadah, Olive and Dough Limited
Agent (if any):	Mr Darren Pomfret, Manchester Building Design Ltd
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**22 January 2026**

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 11 December 2025

Standard consultations:
Printed: 8 December 2025 Expired: 31 December 2025

Neighbour notifications
Printed: 8 December 2025 Expired: 31 December 2025

Site notice
Posted: 9 December 2025 Expired: 2 January 2026

Press advert
Published: 16 December 2025 Expired: 9 January 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Deansgate Terrace is one of the longest listed buildings forming a unique continuous range of shops. It is constructed of red brick and poured concrete floors with linear stone bandings to the exterior. Shopfronts to the ground floor are made of metal and glass.

The terrace was refurbished in 2000, and the shop units were stripped back.

Numbers 237-239 are currently vacant and have glazed metal shopfronts with louvres set within the stall riser.

The site is not within a conservation area.

Deansgate, a main arterial road, runs alongside the main elevation of the building.

Description of Development

The proposal seeks Planning Permission for the installation of 1no. service pipe to Deansgate elevation.

Related Applications

144435/LO/2025 - Listed Building Consent for the installation 1no. rear louvre and 1no. service pipe to Deansgate elevation

Approved in tandem with this application.

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 - Requested that informatives be added concerning Highway licensing requirements.

Environmental Health - The scheme originally involved an extract flue at the rear. This no longer forms part of the proposal.

Policy

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 CC9 - Design and Heritage
- Policy EN1 - Design Principles and Strategic Character Areas
- Policy EN3 - Heritage
- Policy SP1 - Spatial Principles
- 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 DC19 - Listed Buildings

National Planning Policy Framework (NPPF)

- Chapter 12 - Achieving well-designed places
- Chapter 16 - Conserving and enhancing the historic environment

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Section 72 of the LBCA Act requires the local planning authority to have pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Issues

Principle of Development

The principle of the development is considered to be acceptable. The gas pipe is required in order to secure a gas connection to the unit. Without this, the unit cannot be occupied by a use that would require a gas connection, such as a restaurant.

The location of the new commercial gas supply is entirely dictated by the utility supplier and whilst the applicant has requested that it goes directly into the basement, the utility supplier has advised that they will not do so as the basement has no natural ventilation.

Other properties in Deansgate Terrace have had commercial gas mains installed in a similar location.

The principle of the development is accepted on the basis of being required to provide a restaurant use in the premise.

Visual Amenity

The proposed new pipe for the gas main has been dictated by the utility company and will feed into the timber louvre in the stall riser.

It will have some visual impact when viewed from the front elevation, but it will be sited at low level and concealed with a surround that will visually screen the gas pipe. A condition has been added to ensure that the full and final details of this surround are submitted to and approved by the Local Planning Authority to ensure that it does not appear as an incongruous or too large feature within the context of the elevation.

On the basis, the proposal is not considered to be harmful enough to warrant a refusal.

Heritage

Assessment of significance

Deansgate Terrace was constructed by the Great Northern Railway Company, forming a long and continuous range of shops and offices to hide the western aspect of the goods station from Deansgate. The ground floor was occupied by a range of general shops with one glazed frontage, a single room, and a fireplace in the corner in each.

The terrace of 34 original shop units, some of which have now merged to form 29 units in total, are Grade II Listed and the arched entrance into the Former Goods Yard at the junction of Peter Street and Deansgate falls within the southern boundary of the Peter Street Conservation Area. Like the Great Northern Warehouse, the terrace yields high evidential, historical, aesthetic, and communal value.

The terrace is constructed from red brick with poured concrete floors encasing steel beams to form structural down stand beams, which were skimmed with plaster and finished with a simple chamfered edge. Examples of this original finish can only now be found in some rooms on the third floor of the building.

The Deansgate elevation is rhythmic across the streetscape and includes a linear stone and red brick bandings along the entire elevation from ground to third floors. Each modern shop front is similar, made up of glass and metal, however, the location of entrance doors from Deansgate differs from shop to shop.

The rear of the shops is more functional, as this elevation was not designed to be viewed, other than from the warehouse good yard and warehouse to the rear. It is also red brick, likely a cheaper version of that used along the Deansgate elevation.

Significant works were undertaken to the terrace in 2000, which includes a raised concrete walkway to the rear of the shops, up a set of stairs from Great Bridgewater Street, and punched through the terrace to the south of 249 Deansgate. This provided access from the rear to the Deansgate south terrace upper floors.

Internally, the units were stripped back in the year 2000 when the wider site was previously redeveloped. As part of these works, the units were retained as retail and active commercial uses, as per their original use, with offices and storage space occupying the upper floors of the Deansgate Terrace.

The original sash windows and timber shopfronts were replaced in c.2000, their replacements were designed using the original spirit of the design and are of high aesthetic value and contribute to the understanding of the building and its original architectural design.

Impact on heritage asset

The proposed new pipe for the gas main has been dictated by the utility company and will feed into the timber louvre in the stall riser.

It will have some visual impact when viewed from the front elevation, but it will be sited at low level and concealed with a surround that will visually screen the gas pipe. A condition has been added to ensure that the full and final details of this surround are submitted to and approved by the Local Planning Authority to ensure that it does not appear as an incongruous or too large feature within the context of the elevation.

There will be a very low level of less than substantial harm caused by this element of the works.

Public Benefits

The works will enable a restaurant use in the commercial unit space. The benefit of securing a viable long-term tenant at the currently vacant site is considered to be a public benefit, as unoccupied historic spaces can fall into disrepair.

Heritage Summary

In view of the above, this application is considered acceptable. The works are considered to cause less than substantial harm to the special interest and the historic character of the Grade II listed building, but this harm would be outweighed by the public benefits outlined above.

Highways Impact

There are no concerns regarding the proposed development on the Highway. Informatives have been added concerning Highway licensing and temporary traffic management procedures.

Residential Amenity

The gas pipe installation does not raise any residential amenity concerns.

MCC's Environmental Health team originally objected to the application on the basis of there being no acoustic report or odour report submitted by a relevant qualified individual in these fields for the proposed extract flue at the rear.

This element of the proposal has been removed from the planning application, and so is no longer required.

Access

The proposal will have no impact on access into the premises.

Public Safety

There are no public safety concerns with the proposals.

Conclusion

Given the above, the proposal is considered to be consistent with the relevant policies set out above and is therefore approved with conditions attached.

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 polices 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. In this case, this has resulted in amendments to the proposal.

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, received by Manchester City Council as the Local Planning Authority on 04 November 2025:

- Location Plan
- PECAT data sheet

Received by Manchester City Council as the Local Planning Authority on 02 December 2025:

- Existing and Proposed Deansgate West Elevation and Section AA 97/25-01 REV B

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 DC19.

3) Notwithstanding the details as set out in condition 2 above, prior to the commencement of any works to the surround to the service pipe, the full and final details of the surround to the pipe, including a sample of the material if deemed necessary by the Local Planning Authority, shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority.

The approved details shall then be implemented as a part of the development.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are 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 this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Informatives

1) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, Section 50 and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

2) The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Heritage & Urban Design

Unit 4, 235 Deansgate, Manchester, M3 4EN
Unit 2A, 235 Deansgate, Manchester, M3 4EN
MYA Cosmetic Surgery Manchester, 262 Deansgate, Manchester, M3 4BG
Flat 10, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 9, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 8, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 7, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 6, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 5, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 4, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 3, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
268 Deansgate, Manchester, M3 4JB
270 Deansgate, Manchester, M3 4JB
231 - 233 Deansgate, Manchester, M3 4EN
Third Floor, 235 Deansgate, Manchester, M3 4EN
258 - 260 Deansgate, Manchester, M3 4BG
235 Deansgate, Manchester, M3 4EN
Flat 2, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 1, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
ALL STAR (MANCHESTER) LIMITED, Unit 3, 235 Deansgate, Manchester, M3 4EN
Deansgate North, 235 Deansgate, Manchester, M3 4EN
243 Deansgate, Manchester, M3 4EN
245 Deansgate, Manchester, M3 4EN
Second Floor Suite D, Deansgate North, 235 Deansgate, Manchester, M3 4EN
241 Deansgate, Manchester, M3 4EN
3 - 5 St John Street, Manchester, M3 4DN

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
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL