

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144501/VO/2025

Date registered valid: 12 November 2025

Proposal: City Council Development - Installation of replacement loading bay doors to George Street elevation

Address: Manchester Art Gallery, Mosley Street, Manchester, M2 3JL

Ward(s): Deansgate Ward

Applicant: Manchester City Council

Agent (if any): Ms Hannah Bellerby Buttress Architects Ltd

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 06/01/2026

Application details

Type of application: Regulation 3 Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 17 November 2025

Expired: 8 December 2025

Neighbour notifications

Printed: 17 November 2025

Expired: 8 December 2025

Site notice

Posted: 19 November 2025

Expired: 10 December 2025

Press advert

Published: 25 November 2025

Expired: 16 December 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the 2002 rear extension of the Grade I listed Manchester Art Gallery. The extension is situated to the south-east of the original 19th century building and is bound by the aforementioned original building, Grade II* atheneum building to the south-east, as well as George Street and Nicholas Street. The extension was designed by Sir Michael Hopkins whose design won a public competition. Work began on the extension in 1998 and completed in 2002. The extension is connected to the original art gallery building and atheneum building by a glazed link extension, with the main body of the extension being completed in square cladding panels that give a sandstone affect. Vehicular access to the extension is possible off of George Street through a set of double height doors, coloured black, that are in a state of disrepair and are not fully functional.

Listed building: Grade I

Conservation area: George Street Conservation Area

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the heart of the City Centre and George Street Conservation Area. Neighbouring built development is varied, with modern properties being present within the street scene along Mosley Street. More historic properties, including a high number of which are Grade II listed, lie to the east, west and south along Nicholas Street, Princess Street and George Street. To the west lies St Peter's Square and the Grade I listed Town Hall. An active tramline runs parallel to the site to the west along Mosley Street. Neighbouring uses are largely commercial with a high number of properties in office uses with ground floor retail units (Both Class E).

Description of development

The application seeks consent for the installation of replacement loading bay doors and associated external alterations.

The proposed concertina loading bay doors would have a height of 4610mm, same as the existing doors, but feature a reduced width of 5125mm, compared to the existing doors that have a width 8166mm. The doorway would also be recessed by 278mm compared with that of the existing doors that are flush to the elevation. To make up for the shortfall in the width of the aforementioned loading bay doors, a new double door with a width of 1859mm, and a height of 2215mm, with horizontal cladding panels being situated above it, would be placed to its southern end.

The existing access door located at the northern end of the property's George Street elevation would be replaced with a new fixed panel and a new access door.

All materiality will be to match that of the existing opening.

The replacement doors are required to address ongoing maintenance issues with the existing doors that are no longer completely functionable, show visible signs of damage and are not adherent to relevant security standards.

Planning History

A high number of applications are on record for the application site, the most relevant of which are shown below:

144502/LO/2025 – Listed Building Consent for installation of replacement loading bay doors to George Street elevation – Application under consideration.

141639/JO/2024 – Variation of conditions 2 (Specified Plans) and 5 (Lintel Repair), and removal of condition 10 (timber floor board removal) of Listed Building Consent 140132/LO/2024 – Approved February 2025.

140132/LO/2024 – Listed building consent for internal and external alterations to create secure art store – Approved August 2024.

140131/VO/2024 – External alterations to create secure art store – Approved August 2024.

118112/VO/2017 – CITY COUNCIL DEVELOPMENT Re-roofing of a section of the roof above the extension to the art gallery (built circa 2002) including over roofing the redundant roof-lights – Approved May 2018.

118109/LO/2017 – LISTED BUILDING CONSENT Re-roofing of a section of the roof above the extension to the art gallery (built circa 2002) including over roofing the redundant roof-lights – Approved May 2018.

053556/VO/CITY2/98 – Alteration/refurbishment of art gallery and athenaeum, construction of extension on car park site and part closure of Back George Street – Approved July 1998.

Consultations & Notification Responses

Publicity – A site notice and press notice were published. Neighbouring properties were notified of the proposals by letter. No representations were received.

Environmental Health – No objection.

Greater Manchester Police – No objection received.

Highway Services – No objection subject to an informative relating to highway hoarding.

Metrolink – No objection.

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-Strat1 – Core Growth Area
- Policy JP-Strat2 – City Centre
- Policy JP-P2 – Heritage
- Policy JP-P3 – Cultural Facilities

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 EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC9 – Design and Heritage
- Policy C10 – Leisure and the Evening Economy
- Policy EN1 – Design Principle and Strategic Characters 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 DC19 – Listed Buildings
- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well Designed Places
- Chapter 16 – Conserving the Historic Environment

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Principle of the Development

The proposals would see the external alteration of an existing art gallery that is a major cultural asset and tourist attraction located within Manchester City Centre. The proposed works are

required to allow the site's vehicular access to function properly and comply with relevant security criteria requirements. It is considered the works would help the site to continue to function as an art gallery and major asset to Manchester's cultural diversity and economy. On this basis it is considered the proposals accord in principle with Places for Everyone Plan Policies JP-Strat1, JP-Strat2 and JP-P3, Manchester Core Strategy Policies SP1, EC3, CC1, CC4 and DM1 subject to the matters discussed below.

Heritage and Visual Amenity

As stated previously within this report, the application relates to the contemporary extension of the Grade I listed Manchester Art Gallery. The extension whilst unapologetically modern and simplistic in design provides a juxtaposition with the original art gallery and adjacent atheneum building that leads The extension to not visually compete with that of the aforementioned listed buildings. Notwithstanding this, the extension has its own design merits which are reflected within its grid pattern that is also echoed on the existing vehicle access doors to George Street. Dating from 2002 the extension shows some signs of wear; this however is particularly pertinent to the loading bay doors to George Street which is marked and dented at low level. Furthermore, the supporting information for the proposals makes clear that the existing doors do not satisfy modern security criteria, as well as that they are often not fully functional requiring frequent maintenance/repair.

The proposed design would see the installation of a new set of cantilevering doors, with new pedestrian access doors set either side of it. It is noted from the proposed plans that the proposed doors would not replicate the property's grid pattern exactly, as compared to the existing. In negotiations on the proposed works it was confirmed that this is due to the manufacturing limitations of the required door type. Notwithstanding this however, this is not considered to be to an unacceptable degree, with the grid pattern largely being adhered to and breaks in this pattern following a clear and consistent layout/design so as not to cause an overly noticeable and unacceptable impact. In light of this information, it is considered that in the event of an approval, planning conditions will be attached requiring the submission of exact and final design details, as well as material samples of all external works.

Due to how the proposed design will be a departure in design terms from the existing door, and will cause some slight upset in how the extension's grid pattern is read, it is considered that the proposed works would incur a low level of less than substantial harm to be caused to the significance of the building, lowering the contribution made by the listed building's extension. Notwithstanding this however, it is acknowledged that the proposal would result in public benefits, this includes renewing the application site's appearance, providing proper security measures on site for a significant cultural facility and ensuring The facility has proper functioning means of access that would aid in its daily operations.

In light of the above, it is considered the recognised harm, subject to appropriate planning condition, the recognised harm would be outweighed by the public benefits. Furthermore, the impacts of the proposal on the wider appearance of the street scene and George Street Conservation Area are considered to be negligible, with the extension's overall form remaining largely unchanged. As such, the proposal is acceptable in this regard and accords with Places for Everyone Plan Policy JP-P2, Core Strategy Policies CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18 and DC19, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas) Act 1990.

Residential Amenity

The locality surrounding the application site is largely characterised by properties in various commercial uses, including office, non-food retail, restaurant, café and drinking establishment

uses. Some residential development is present within the upper floors of some buildings within the wider area. Environmental Health have assessed the proposals and do not object to the development. No objection has been received by Greater Manchester Police. After discussion with the applicant and review of the supporting information, in order for the doors to function effectively and provide adequate security measures to the artwork secured inside of the building, all new doorways must be compliant with National Protective Security Authority (NPSA) Manual Forced Entry Standards (MFES). In line with this, it is considered necessary to condition the proposal so that in the event of an approval works are installed in accordance with such standards. On this basis, the proposal is considered to accord with Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC26, and the National Planning Policy Framework.

Highway Safety

The application site fronts out onto George Street, a secondary road that provides access to larger arterial roads Princess Street, Peter Street and Portland Street. Notwithstanding this, the proposed works are considered to be minor in nature and would not lead to wide and lengthy disruption along the local highway network. Metrolink do not object to the proposal and Highways do not object to the proposals subject to an informative relating to highway hoarding. Subject to such an informative, the proposals are considered to be acceptable in this regard and accord with Core Strategy Policy DM1 and the National Planning Policy Framework.

Conclusion

In light of the above and subject to appropriate planning condition, it has been found that the development is acceptable and is therefore in accordance with Places for Everyone Plan Policies JP-Strat1, JP-Strat2, JP-P2 and JP-P3, Core Strategy Policies SP1, EC3, CC1, CC4, CC9, C10, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18, DC19 and DC26, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990. On this basis the application is recommended for approval.

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 in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Conditions 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:

- o Location Plan (PP-14192533v1)
- o MAG - BUT - 27 - XX - DR - A - 00 - 1002 - P01: Loading Bay Doors Section and Elevation as Proposed

- o MAG - BUT - 27 - XX -DR - A - 00 - 1003 - P01: Loading Bay and Staff Entrance Doors Plans as Proposed
- o Design and Heritage Statement (Prepared by Buttress; Dated November 2025)
- o 9110 - 01: MAG Loading Bay Door, Vertical Section Views (Received 19/12/2025)
- o 9110 - 02: MAG Loading Bay Door, Front Elevation View (Received 19/12/2025)
- o 9110 - 03: MAG Loading Bay Door, Plan Section Views (Received 19/12/2025)
- o 9110 - 04: MAG Loading Bay Door, Typical Steel Sub-Frame (Received 19/12/2025)
- o 9110 - 05: MAG Loading Bay Door, Electrical Requirements (Received 19/12/2025)
- o 9110 - 06: MAG Loading Bay Door, Loading Bay Door (Received 19/12/2025)

All stamped as received by the Local Planning Authority on 12/11/2025, unless specified otherwise.

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) Notwithstanding the plans listed within condition 2 of this permission, prior to the commencement of all development, a scheme that shall include final and detailed designs for the works hereby approved shall be submitted to and approved in writing by the Local Planning Authority, the scheme shall include scaled drawings that shall depict and confirm the following:

- a. The layout and design of the loading bay doors and fixed façade panels, including external hinges
- b. The depth and design of the soffit to the loading bay doors.
- c. The layout and design of staff access doors.

The development shall then proceed in accordance with the approved details that shall be maintained and retained for the lifetime of the development.

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.

4) Prior to the commencement of all development, but upon the discharging of condition 3 of this permission, details/samples of the materials to be used in the construction of all external surfaces of the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority. Any such scheme shall include material samples, as well as product specifications. The development shall then be carried out in accordance with the approved details/samples.

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) The works hereby approved shall be completed to National Protective Security Authority (NPSA) Manual Forced Entry Standards (MFES).

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

Informatives

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Metrolink

Fifth Floor, 75 Mosley Street, Manchester, M2 3HR
Seventh Floor, 75 Mosley Street, Manchester, M2 3HR
Apartment 6, 30 Princess Street, Manchester, M1 4DA
Basement, The Arthouse, 43 George Street, Manchester, M1 4AB
Ground Floor, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 112, The Arthouse, 43 George Street, Manchester, M1 4AB
Basement And Ground Floor, 75 Mosley Street, Manchester, M2 3HR
Flat 5, 58 - 60 George Street, Manchester, M1 4HF
Apartment 3, 26 Princess Street, Manchester, M1 4LB
Serviced Apartment 1, 26 Princess Street, Manchester, M1 4LB
79 Mosley Street, Manchester, M2 3LQ
Apartment 302, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 205, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 24, 30 Princess Street, Manchester, M1 4DA
Apartment 7, 30 Princess Street, Manchester, M1 4DA
Apartment 209, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 104, The Arthouse, 43 George Street, Manchester, M1 4AB
35A - 39A George Street, Manchester, M1 4HQ
Apartment 12, 30 Princess Street, Manchester, M1 4DA
Flat 1, 58 - 60 George Street, Manchester, M1 4HF
Apartment 407, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 208, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 201, The Arthouse, 43 George Street, Manchester, M1 4AB
33 George Street, Manchester, M1 4HQ
14 Princess Street, Manchester, M1 4NB
3 Nicholas Street, Manchester, M1 4HL
Apartment 32, 30 Princess Street, Manchester, M1 4DA
Apartment 109, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 107, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 21, 30 Princess Street, Manchester, M1 4DA
Apartment 16, 30 Princess Street, Manchester, M1 4DA
First Floor, 75 Mosley Street, Manchester, M2 3HR
Flat 8, 58 - 60 George Street, Manchester, M1 4HF
Flat 7, 58 - 60 George Street, Manchester, M1 4HF
Flat 2, 58 - 60 George Street, Manchester, M1 4HF
Second Floor, 75 Mosley Street, Manchester, M2 3HR
Apartment 101, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 2, 26 Princess Street, Manchester, M1 4LB
Apartment 309, The Arthouse, 43 George Street, Manchester, M1 4AB
77A Mosley Street, Manchester, M2 3HR
Apartment 27, 30 Princess Street, Manchester, M1 4DA
1 Nicholas Street, Manchester, M1 4HL
Flat At, 5 Nicholas Street, Manchester, M1 4HL
Apartment 5, 30 Princess Street, Manchester, M1 4DA
Apartment 31, 30 Princess Street, Manchester, M1 4DA
83 Princess Street, Manchester, M1 4HH
Apartment 405, The Arthouse, 43 George Street, Manchester, M1 4AB

Apartment 401, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 103, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 110, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 19, 30 Princess Street, Manchester, M1 4DA
Apartment 11, 30 Princess Street, Manchester, M1 4DA
Flat 6, 58 - 60 George Street, Manchester, M1 4HF
Basement To Third Floor, 79 Mosley Street, Manchester, M2 3LQ
Basement, Connaught Buildings, 58 - 60 George Street, Manchester, M1 4HF
Apartment 404, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 305, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 108, The Arthouse, 43 George Street, Manchester, M1 4AB
16 Princess Street, Manchester, M1 4NB
Apartment 8, 30 Princess Street, Manchester, M1 4DA
Apartment 20, 30 Princess Street, Manchester, M1 4DA
Apartment 102, The Arthouse, 43 George Street, Manchester, M1 4AB
Flat 3, 58 - 60 George Street, Manchester, M1 4HF
First Floor And Second Floor, 58 - 60 George Street, Manchester, M1 4HF
Apartment 406, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 310, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 303, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 210, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 203, The Arthouse, 43 George Street, Manchester, M1 4AB
Connaught Buildings, 58 - 60 George Street, Manchester, M1 4HF
32 Princess Street, Manchester, M1 4LB
Third Floor, 75 Mosley Street, Manchester, M2 3HR
72 George Street, Manchester, M1 4HF
Apartment 23, 30 Princess Street, Manchester, M1 4DA
Apartment 4, 30 Princess Street, Manchester, M1 4DA
Apartment 304, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 207, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 105, The Arthouse, 43 George Street, Manchester, M1 4AB
Second Floor, 12 Princess Street, Manchester, M1 7AG
Apartment 17, 30 Princess Street, Manchester, M1 4DA
Apartment 14, 30 Princess Street, Manchester, M1 4DA
The Alan Hotel, 18 Princess Street, Manchester, M1 4LG
Apartment 402, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 29, 30 Princess Street, Manchester, M1 4DA
5 Nicholas Street, Manchester, M1 4HL
5 Back George Street, Manchester, M1 4NA
Apartment 28, 30 Princess Street, Manchester, M1 4DA
Apartment 25, 30 Princess Street, Manchester, M1 4DA
Apartment 202, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 408, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 306, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 301, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 204, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 18, 30 Princess Street, Manchester, M1 4DA
Apartment 10, 30 Princess Street, Manchester, M1 4DA
Apartment 15, 30 Princess Street, Manchester, M1 4DA
Sixth Floor, 75 Mosley Street, Manchester, M2 3HR
Basement, 28 - 32 Princess Street, Manchester, M1 4LB
77 Mosley Street, Manchester, M2 3HR
Apartment 307, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 111, The Arthouse, 43 George Street, Manchester, M1 4AB

