

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144659/FO/2025		
Date registered valid:	1 December 2025		
Proposal:	Single storey front extension to pedestrian entrance and installation of external cladding.		
Address:	Treehouse Hotel, Blackfriars Street, Manchester, M3 2EQ		
Ward(s):	Deansgate		Ward
Applicant:	Deansgate SOF Alliance LeaseCo Limited		
Agent (if any):	Miss Lauren Neary Avison Young		
Case officer:	Lea		Joseph
	Tel: 0161	227	3644
	Email: lea.joseph@manchester.gov.uk		
Recommendation:	Approve		
Date of recommendation:	19 January 2026		

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 02 January 2026

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 8 December 2025 Expired: 31 December 2025

Site notice

Posted: 02 January 2026 Expired: 23 January 2026

Press advert

Published: 16 December 2025 Expired: 9 January 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

The application site is a 13-storey hotel building. Erected in the 1960s the building contained office uses for two decades. Since a change of use in 1985 the building has operated as a hotel under various tenants, since 1985. The building has a highly modernist appearance, adopting the brutalist style. The site constructed almost entire of concrete, with a vertical emphasis and ribbon windows across all thirteen stories. At the ground floor entrance, a treehouse feature creates a distinct appearance, with timber wall cladding and vegetation, including a living wall. The hotel includes 203 bedrooms.

The attached three storey carpark forms the focus of the planning application. This carpark does not include any of the features present at the main entrance, it has a brutalist appearance, with a concrete exterior, and a 'dated', highly utilitarian appearance. The building is bounded by Blackfriars Street, Deansgate and the River Irwell.



Description of area

Blackfriars Street runs between Manchester and Salford. The area has a busy pedestrian and automobile environment which is busiest along Deansgate. A significant number of cafes bars, restaurants and hotel uses are present in the area. New Cathedral Street, Parsonage Gardens and St. Anne's Square provide a sense of place in the area. Blackfrairs Bridge (Grade II), and the Haywards Building (Grade II) are nearby Listed Buildings.

Planning History

025588 | Use of vacant building as an hotel. (Approved 1985).

026549| Conversion and extension of existing office block to form four-star hotel accommodation and associated facilities. (Approved 1986).

125207/FO/2019 | Elevational alterations to allow for modifications to existing entrance to hotel on Blackfriars Street. (Approved January 2020).

129468/FO/2021 | Replacement of windows to hotel building. (Approved March 2021).

130446/FO/2021 | Development comprising external alterations to the existing hotel building including new building entrance, creation of a rooftop bar and outdoor terrace, modifications to the conference suite mezzanine block, creation of a rooftop kitchen garden, modifications to the building facades, public art installations and other works. (Approved August 2021)

Description of development

Planning permission is sought for the alteration of the car park frontage including an extension of the pedestrian entrance to the carpark, repainting and installation of vertical timber cladding. There will be no changes to the structure, access arrangements, use, size or scale.



Consultations & Notification Responses

Publicity

A site notice was posted. Letters have also been sent to surrounding neighbours and businesses. No representations have been received.

Policy

Manchester Core Strategy (2012-2027)

DM1 Development Management

SP1 Spatial Principles

CC4 Visitors - Tourism, Culture and Leisure

CC9 A Place for Everyone

Unitary Development Plan Policies

DC26 Development and Noise

Places for Everyone Joint Development Plan (2023-2039)

JP-P1 Sustainable Places

Other Material Considerations:

National Planning Policy Framework (2024)

Chapter 12 Achieving well-designed places

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.

Issues

Principle of Development

The proposed alterations would provide an enhancement to the carpark entrance on the site. These alterations form part of the long term plan proposed for the refurbishment of the site in a 2021 application (130446/FO/2021). Policy CC4 requires that the City Centre remains the focus for tourism and leisure within Manchester. The policy specifically sets out that development that would 'improve facilities for visitors' should be supported. As such the proposed alterations, which would enhance the carpark facilities are acceptable in principle, subject to the below considerations.

Visual Amenity

Policy SP1 requires that proposals are positive contributions to their environment. Policy DM1 requires considerations of materials, appearance, details and the relationship to surrounding buildings. Chapter 12 of the National Planning Policy Framework puts significant weight on the design quality of proposals.

The proposed alterations to the carpark would create a more cohesive and visually appealing design overall. At present there is a clear discordance between the main entrance and the carpark entrance on the site. The proposal would use identical materials and paints to those used on the main entrance, thereby enhancing the site's visual cohesiveness.

Overall, the proposed design changes would not negatively interface with the existing built environment, they are considered to be an appropriate, well-designed approach that would enhance the overall amenity of the area by upgrading what is currently a 'run down' and dated façade.

The development would therefore be acceptable under policies DM1, JP-P1, SP1 and Chapter 12 of the National Planning Policy Framework.

Accessibility

Policies DM1 and CC9 place emphasis on the accessibility of new developments for all users.

No changes are proposed to the existing access arrangements for the carpark, which includes level access at the entrance and internal lift access. As such the proposals effectively meets the requirements of policies DM1 and CC9.

Residential Amenity

The proposed alterations are external only, they would not impact the existing uses on the site, as such there are no expected negative impacts on residential amenity as a result of the proposal. The proposal is therefore in accordance with policies DM1 and DC26.

Conclusion

The proposed changes to the carpark at Blackfrairs Street would serve to enhance the visual coherence and visual amenity of the site without harming the overall appearance and character of the surrounding area. The alterations would improve the facilities for the hotel use, thereby meeting strategic goals around tourism in the City Centre. The proposal is therefore acceptable pursuant to Core Strategy policies DM1, SP1, CC9 and CC4, Places for Everyone policy JP-P1 and Unitary Development Plan policy DC26.

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: AS900 03 REV. B (Received 16 January 2026)

Drawing: AS900 04 (Received 1 December 2025)

Drawing: AS900 06 (Received 1 December 2025)

Document: Design and Access Statement (Received 1 December 2025)

Document: Heritage Statement (Received 1 December 2025)

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) The materials used in the external surfaces of the development hereby approved shall be those as specified on approved plan/drawing ref. AS900 03 REV. B.

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

Rear Lower Ground Floor, Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG
Fifth Floor, Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG
Fourth Floor, Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG
Lower Ground Floor, Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG
Third Floor, Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG
Ground Floor And First Floor, 50 - 52 Deansgate, Manchester, M3 2FE
48 Deansgate, Manchester, M3 2FE
Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG
TESCO Express, 50 - 52 Deansgate, Manchester, M3 2FE

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
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Flood Zone Plus Climate Change -
Area Team Boundary - Name: CENTRAL