

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144970/FO/2026
Date registered valid: 16 January 2026
Proposal: Installation of spotlights and lantern.
Address: Basement And Ground Floor, 24 Dale Street, Manchester, M1 1FY
Ward(s): Piccadilly Ward

Applicant: Mr Alex Daw
Agent (if any): Mrs Sarah Schofield, iCatch Design
Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 11 March 2026

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 26 January 2026

Standard consultations:

Printed: 22 January 2026 Expired: 12 February 2026

Neighbour notifications

Printed: 22 January 2026 Expired: 12 February 2026

Site notice

Posted: 26 January 2026 Expired: 16 February 2026

Press advert

Published: 27 January 2026 Expired: 17 February 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Grade II

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order: Not applicable

The site is located at 24 Dale Street, Manchester, M1 1FY, on the corner of Dale Street and Little Lever Street.

The building is Grade II listed, having received Listed status on 3rd October 1974, and is located in the Stevenson Square Conservation Area.

The building consists of a cellar with 3 storeys above. Previously three town houses, now a public house with offices on the upper levels.

The front façade is red brick with scored stucco at ground floor level, which is currently painted white.

No. 24 has a central round-headed doorway with open-pedimented doorcase of engaged columns, altered windows at ground floor and chamfered corner with inserted window, raised doorway approached by three stone steps.

The gable end wall was demolished and rebuild as existing following consent granted in 1977. Consent granted in 1997 resulted in the demolition and rebuild of the majority of the building, with only the front façade being retained.

The site is situated within the Northern Quarter area, which is considered to be lively and vibrant hub of activity, with a mix of uses including bars, restaurants, offices, retail and residential.

Architecturally Dale Street retains multiple historic buildings from various periods, along with some new, modern buildings which are interspersed along the road and namely opposite the site at 25-27 Dale Street. The area has a historic as well as commercial character with buildings of historic merit visible in all directions.

The Site lies within the Stephenson Square Conservation Area.

Description of Development

The proposal seeks Planning Permission for the installation of spotlights and lantern.

Related Applications

144874/LO/2026 - Listed Building Consent for installation of tiles, light fittings, signage and external paint to gable and entrance door.

To be approved alongside this application.

144880/AO/2026 - Installation of 2no. externally illuminated hand painted fascia signs, 1no. externally illuminated hanging sign and 1no. hand painted gable sign.

Split decision to approve all elements apart from a hand painted gable sign.

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 regarding highway licensing issues.

Environmental Health - Requested that a condition be attached for a lighting scheme to be submitted and approved.

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:

- JP-Strat2 (City Centre)
- JP-P1 (Sustainable Places)
- 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:

- SP1 (Spatial Principles)
- EN1 (Design Principles and Strategic Character Areas)
- EN3 (Heritage)
- CC9 (Design and Heritage)
- DM1 (Development Management)

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

- DC18.1 (Conservation Areas)
- DC19.1 (Listed Buildings)

National Planning Policy Framework (NPPF) (2024)

- Section 12 (Achieving well-designed places)
- Section 16 (Conserving and enhancing 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.

Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990

Assessment

Principle of Development

The installation of light fittings and a lantern on the façade are often seen on public houses. This building has historically operated as a public house for many decades and so the installation of these elements is not seen to be out of keeping with a historic use on this listed building. Therefore, the principle of the installation of light fittings and a lantern is considered to be acceptable in this case.

Whilst the principle of the development is accepted, it must now be assessed against the impact upon heritage, in accordance with the provisions set out in the relevant policies including Section 16 of the NPPF and Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990.

Impact on Heritage

Assessment of Significance

The building was erected in the late 18th Century a time of major Industrial development and change in Manchester. The site was originally 3 town houses to house workers.

The site holds archaeological and architectural interest as it marks a period in the city's history when the Industrial Revolution was beginning to change the landscape of the city.

This conservation area has many buildings from the 19th century which is reflected in the red brick construction in the surrounding architecture.

In general, the building is regarded as being of medium significance, primarily relating to its Dale street-facing elevation, which illustrates the lower roofline of the site in context of the surrounding buildings. Other similar buildings can be seen in the local area, such as 69-77 Lever Street.

Whilst there are other examples of 18th Century housing in the area the significance of the site medium due to the fact some of this original housing stock was cleared over the years for redevelopment.

Impact on Heritage

The building has been extensively modified since it was originally built, with the building being divided into individual units resulting in the loss of most of its original internal features. Externally however the building broadly retains its historic and decorative features. The building is in good condition due to its continued occupation and use.

The original proposal involved many elements that were deemed to have an unacceptable impact upon the heritage of this Grade II listed building and upon the setting of the surrounding conservation area. These elements included a painted gable sign to the second-floor side elevation, a plaque sign to the first floor of the Dale Street elevation, tiles to the Dale Street frontage, and painting the ground floor of the Little Lever Street elevation black.

Through discussions between the applicant and the City Council, all these elements, which would have caused harm that could not have been outweighed by the public benefits, have been removed from the scheme.

This building has historically operated as a public house for many decades and so the installation of the light fittings and a lantern on the façade is not seen to be out of keeping with a historic use on this listed building.

The specifications of both elements have been submitted during the course of the application, and the design and size of both are considered to be complimentary to and to not detract from the heritage of the building.

There will be a low level of harm caused to the historical character and fabric of the listed building by the installation of the light fittings and a lantern to the façade, due to the new penetration caused to the façade but overall, this is considered to be less than substantial harm.

It is considered on balance that the proposed works will help to preserve the listed building and will improve the setting of the surrounding conservation area compared to what is currently in situ. This therefore makes the proposal compliance with sections 16 and 72 of the Listed Buildings and Conservation Areas Act 1990, which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Public Benefits

Paragraph 215 of the NPPF requires that any less than substantial harm identified must be weighed against the public benefits of the proposal.

The proposal will see the occupation of the space by a commercial end user. 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 Conclusion

In terms of enhancement of the heritage asset the proposals would deliver positive benefits that sustain and enhance the historic environment such that they would accord with policies JP-P2, CC9, EN3, SP1, and DM1 of the Manchester Core Strategy

The works are considered to cause a low level of less than substantial harm to the special interest and the historic character of the Grade II listed building but have public benefits considered to outweigh the less than substantial harm caused. As such that they accord with Section 16 of the NPPF, specifically paragraph 215.

Visual Amenity

As identified in the impact on heritage section above, the introduction of the lantern and spotlights are in keeping with the design of many similar historic public houses, which is a historic use that has been in place on this building.

It is not considered that these elements will have a harmful visual impact upon either the building itself or on the surrounding street scene, therefore making the scheme compliant with JP-P1 of Places for Everyone and SP1 and DM1 of the Manchester Core Strategy.

Residential Amenity

MCC's Environmental Health team were consulted and advised that a condition should be attached for external lighting scheme to be submitted to and be approved in writing by the City Council as the Local Planning Authority to control glare and overspill onto nearby properties.

With the attachment of this condition, the Local Planning Authority are satisfied that there will be no significant impact to residential amenity in order to warrant a refusal, as any potential light pollution will be properly assessed and mitigated through this condition.

On the above basis the scheme compliant with JP-P1 of Places for Everyone and SP1 and DM1 of the Manchester Core Strategy

Access and Highways Impact

There will be no significant impacts upon access or the public highway. An informative has been added concerning any projection over licensing requirements

On the above basis the scheme compliant with JP-P1 of Places for Everyone and SP1 and DM1 of the Manchester Core Strategy

Conclusion

In view of the above, this application is considered acceptable. The works are considered to cause a low level of 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. The proposal is therefore in accordance with Places for Everyone Plan policies JP-Strat2, JP P1, and JP-P2, Manchester Core Strategy policies CC9, EN1, EN3, DM1 and SP1, Saved Unitary Development Plan for Manchester policies DC18 and DC19, section 16 of the NPPF, and Planning (Listed Buildings and Conservation Areas) Act 1990.

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 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 16 January 2026:

- Location Plan

Received by Manchester City Council as the Local Planning Authority on 13 February 2026:

- Swan Neck Sign Light Spec Sheet

Received by Manchester City Council as the Local Planning Authority on 09 March 2026:

- Lantern Specification

Received by Manchester City Council as the Local Planning Authority on 11 March 2026:

- Proposed External Elevations 0249-10 Rev D

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 DC19.

3) a) Before the spotlights and lantern hereby approved are installed, an external lighting scheme shall be submitted to and be approved in writing by the City Council as the Local Planning Authority to control glare and overspill onto nearby properties.

b) Prior to the operation of the spotlights and lantern, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties.

4) The lantern, as shown on 'Proposed External Elevations 0249-10 Rev D', received by Manchester City Council as the Local Planning Authority on 11 March 2026, shall be carried out in accordance with 'Lantern Specification', received by Manchester City Council as the Local Planning Authority on 09 March 2026.

The lights, as shown on 'Proposed External Elevations 0249-10 Rev D', received by Manchester City Council as the Local Planning Authority on 11 March 2026, shall be carried out in accordance with 'Swan Neck Sign Light Spec Sheet', received by Manchester City Council as the Local Planning Authority on 13 February 2026.

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) Projection of the swan neck fittings or lantern from the face of the building should not exceed 0.35 metres. No dimensions have been offered in regard to the lights. If they project greater than 0.35 metres over the adopted highway, the applicant will need to apply for a projection over license by contacting Environment on 0161 234 5004 or for info email: highwaylicences@manchester.gov.uk or the applicant to apply for a licence online at <https://www.manchester.gov.uk/online-directories/licences-and-permissions-directories/licensing/highways-and-pavements/projecting-over-the-highway>

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

First And Second Floor, 31 Dale Street, Manchester, M1 1EY
Ground Floor, 31 Dale Street, Manchester, M1 1EY
Love Creative Ltd, Third Floor, 31 Dale Street, Manchester, M1 1EY
Fifth Floor, 20 Dale Street, Manchester, M1 1EZ
Fourth Floor, 20 Dale Street, Manchester, M1 1EZ
Third Floor, 20 Dale Street, Manchester, M1 1EZ
Second Floor, 20 Dale Street, Manchester, M1 1EZ
First Floor, 20 Dale Street, Manchester, M1 1EZ
Ground Floor, 20 Dale Street, Manchester, M1 1EZ
Basement, 20 Dale Street, Manchester, M1 1EZ
Second Floor, 24 Dale Street, Manchester, M1 1FY
First Floor, 24 Dale Street, Manchester, M1 1FY
Ground Floor And Basement, 26 - 28 Dale Street, Manchester, M1 1FY
Second Floor, 26 - 28 Dale Street, Manchester, M1 1FY
26 - 28 Dale Street, Manchester, M1 1FY
24 Dale Street, Manchester, M1 1FY
Fourth Floor, 31 Dale Street, Manchester, M1 1EY
31 Dale Street, Manchester, M1 1EY
Basement, 29 Dale Street, Manchester, M1 1EY
First Floor, 26 - 28 Dale Street, Manchester, M1 1FY
CTI DIGITAL LTD, Fifth Floor, 31 Dale Street, Manchester, M1 1EY
29 Dale Street, Manchester, M1 1EY

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
Conservation Area - Stevenson Square Conservation Area 1987
Area Team Boundary - Name: CENTRAL