MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143708/FO/2025
Date registered valid:	21 October 2025
Proposal:	Change of use to restaurant and takeaway (Sui Generis), alterations to shopfront, installation of heat pump and louvre
Address:	87 Piccadilly, Manchester, M1 2DA
Ward(s):	Piccadilly Ward
Applicant:	British Doner & Philip J Davies (Holdings) PLC
Agent (if any):	Mr Russell Adams Adams Planning + Development Ltd
Case officer:	Sam Elliott Tel: 0161 219 2856 Email: sam.elliott@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	10/12/2025

Application details

Type of application: Full Application Consent

Development type: Minor Retail

Date of site visit: 06 November 2025

Standard consultations:
Printed: 27 October 2025 Expired: 17 November 2025

Neighbour notifications
Printed: 27 October 2025 Expired: 17 November 2025

Site notice
Posted: 06 November 2025 Expired: 27 November 2025

Press advert
Published: 4 November 2025 Expired: 25 November 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to the ground floor unit of no.87 Piccadilly, within a 4-storey mixed use building along Piccadilly. The ground floor fronts Piccadilly.

The building is predominantly in red brick, with a commercial ground floor frontage and mansard roof at the fourth floor. The frontage consists of a centralised recessed entrance, glazing, as well as a bulky fascia sign tray and 3no. projecting signs.

Listed building: Not applicable

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order: Not applicable

Description of area

The application site is located along Piccadilly, one of the City Centre's key active travel movement corridors through the heart of the City Centre, and is also a key route to Piccadilly Gardens for visitors and commuters arriving in Manchester via Piccadilly Train Station and London Road bus stops. As such, the site experiences a high level of daily footfall and is a highly visible location within the City Centre.

Given the site's central location, the application site is a short walking distance from the Northern Quarter commercial area to the north, Canal Street to the south, China Town to the southwest, St Peter's Square to the southwest and the Market Street retail area to the northwest. Against this backdrop, a high number of properties in commercial Class E and Sui Generis uses populate the surrounding area, with cafes, restaurants, shops, takeaways, and offices being present throughout.

The site is also located within the Stevenson Square Conservation area, at the conservation area's outer edge on the north side of Piccadilly. Accordingly, the site is within the vicinity of a number of Grade II buildings including nos. 77-83 Piccadilly to the northwest, the Halls Buildings further northwest, the Barclays Bank to the south and the Brunswick Hotel to the southwest.

The application site is therefore located along the peripheral frontage of the Conservation Area and seen in the context of a number of heritage assets which mark the entrance and contribute positively to its setting. The significance of these buildings primarily derives from their architectural style and age, featuring high levels of ornamentation and architectural detailing.

Description of development

Planning permission is sought for use of the ground floor unit as a Sui Generis restaurant and takeaway use, with alterations to shopfront, and the installation of heat pump and louvre to the rear of the building.

The unit would be open between the following hours to facilitate the sale of hot food:

- Monday to Sunday: 12:00pm – 23:00pm

Alterations to the shopfront would consist of the removal of existing fascia signage and the reinstatement of glazing, aligned to match the height of the adjacent unit. The recessed central entrance would be altered, becoming flush with the principal elevation and set slightly off-centre to accommodate an internal counter. Framing would be replaced with black aluminium powder coated RAL 9011 frames with clear laminated safety glass. The design would remove a number of vertical mullions for a consistent glazing finish and would feature dwarf stallrisers lining through with the adjacent unit. The double door would utilise brushed stainless steel pull handles in black.

It is noted that no replacement signage is proposed as part of this application, and it is understood that this full be pursued in a separate advertisement consent application.

At the rear of the building, there would be a new wall mounted external heat pump condenser unit and a kitchen extract exhaust grill sited above using an existing opening.

Consultations & Notification Responses

Publicity
Neighbour notification letters were sent to surrounding properties. At the time of writing this report, no representations have been received because of this publicity.

Advertisement
The proposal was advertised by site notice and in the MEN as affecting the setting of a listed asset(s) and a Conservation Area. At the time of writing this report, no representations have been received because of this publicity.

Highways:
No objections, subject to CMP and cycle parking information:

- Frontage does not offer any impact to adjacent highway
- Proposed development is within the city centre with all its access to sustainable modes of transport. The new business can be satisfactorily accommodated in highway terms. This relates to the generated trip numbers, site accessibility and parking.
- Highways accept the proposed designated refuse storage and collection to prevent any permanent obstruction to passing pedestrians on the adjacent footway.
- CMP requested

- Info regarding cycle parking requested. Secure and sheltered cycle parking provision should be made with two spaces recommended.
- Advise 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).

Environmental Health:
No objection, subject to condition:
- The Commercial Kitchen Odour Abatement Strategy, Beechfield has risked assessed the odour potential and the scoring suggests a very high impact risk. A packaged ESP/UVC filtration unit in the ductwork to remove grease and smoke particulates as well as gaseous odours is proposed as mitigation. The combined ESP-UV System offers stage 1 – Pre Filter. Stage 2 ionization, Stage 3 Collector Cells. Stage 4 – UV. This is sufficient to discharge any condition relating to fumes.
- Agree to the hours proposed in the application form
- Upon review of the Premises Management & Waste Management Strategy document ref: 2025-20b submitted 19/11/2025, waste management is acceptable.
- Noise Impact assessment has not provided background noise levels. Part a of plant noise condition cannot be discharged and full condition required.

Greater Manchester Police Service:
No objection, subject to condition:
- A Crime Impact Statement was submitted in support of the proposals. Given the location, Use and operating hours, recommend that the development conforms with the CIS report (via condition).
- To support the implementation of the recommendations, recommend a condition requiring the proposals to achieve SBD accreditation.

TfGM:
No objection:
- note that there is an existing bus shelter close to the site
- an informative should be included to note that should the construction works be likely to impact upon the use of the bus stop, then the applicant should liaise with stop.closures@tfgm.com prior to undertaking any works.

Policy Context

The following policies are considered relevant to this application:

Places for Everyone
- JP-P1 – Sustainable Places
- JP-P2 – Heritage
- JP-Strat2 – City Centre

The Adopted Core Strategy for the City of Manchester
- SP1 – Spatial Principles
- CC1 – City Centre and Fringe
- CC5 – Transport
- CC7 – Mixed Use Development
- CC9 – Design and Heritage
- CC10 – A Place for Everyone
- EN1 – Design Principles and Strategic Character Areas
- EN3 – Heritage
- EN19 – Waste
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester

- DC10 – Food and Drink Uses
- DC14 – Shop Fronts and Related Signs
- DC18 – Conservation Areas
- DC19 – Listed Buildings
- DC26 – Development and Noise

NPPF
- Section 12 (Achieving Well Designed Places)
- Section 16 (Conserving and Enhancing the Historic Environment)

Listed Buildings and Conservation Areas Act 1990
- Sections 66 & 72

Principle of Development

The application would see the vacant ground floor unit used as a Sui Generis Use Class takeaway and restaurant. The ground floor use would be 'active' in Core Strategy Policy CC7 terms, and is ultimately considered to align with the objectives of Policy CC1, which supports the introduction of a range of economic uses within the City Centre to develop a vibrant City Centre economy.

While it is not expected that the proposed use would create significant additional amenity issues in terms of trip generation, and refuse, nor would it have a significant impact upon visual amenity or heritage assets, these matters are explored further below. The noise impact assessment has been found to be insufficient and would require conditioning to control noise disamenity.

Issues

Visual Impact and Heritage Considerations

The proposed shopfront alterations would remove the central recessed entrance and see it shifted slightly off centre. While this would slightly disrupt the prevailing pattern of shopfronts along Piccadilly, the proposal would significantly reduce clutter associated with the existing shopfront. A number of bulky existing fascia signs would be removed to reveal the building's original recessed signage area, ahead of a future and separate advertisement consent application.

With the removal of bulky projecting signage, the unit's glazing would be reinstated and aligned to match the height of the adjacent unit. Additionally, the dwarf stallrisers would similarly match those of the adjacent unit. The proposal would thereby correspond to the dimensions of the adjacent unit, resulting in a more consistent appearance to the frontage.

Where the proposed glazing framing would be replaced with black aluminium powder coated RAL 9011 frames, the design would remove a number of vertical mullions for a consistent glazing finish. This would also match the adjacent unit and reduce clutter for a more active frontage to the unit. The frames would be slimmer than existing and in black, and this is considered an acceptable finish to the frontage. In the event of an approval, it is recommended that final details on the frames are conditioned to secure the design quality of the scheme in this area of ongoing regeneration.

The proposed plant would only be visible from Back Piccadilly within a recessed yard and is not considered to have a significant visual impact.

Given that the proposal would integrate well into the building's principal elevation and reduce clutter associated with the existing shopfront, and that the alterations to the rear would not be viewed from important vantages it is not considered that the proposal would cause any significant harm to on the significance of the Stevenson Square Area, or the settings of the Grade II listed assets within the vicinity. It is therefore not considered required to conduct an assessment of public benefits as per paragraph 215 of the NPPF.

As such, the proposed external alterations associated with the change of use are considered to be acceptable in terms of visual amenity and compliant with Policies SP1, CC9, EN1, EN3 and DM1 of the Core Strategy, Policies DC18 and DC19 of the Unitary Development Plan, Policies JP-P1, JP-P2 and JP-Strat2 of PfE, as well as being in line with guidance contained within Sections 12 and 16 of the NPPF.

Noise (Plant)

The applicant submitted the following documents relating to plant associated with the use:

- ECHO Acoustics Technical Memorandum dated 23 September 2025
- MUB/T Insulated duct fans technical specification document received 03/10/2025.
- Toshiba Super Digital Inverter Engineering DataBook document received 03/10/2025.

Environmental Health view that the applicant has not demonstrated that the scheme as presented would meet the 5 dB criteria below background noise levels, noting that a background noise survey has not been submitted in the noise impact assessment. They view that a noise impact assessment and verifications of the findings should be conditioned.

Subject to the above, the proposed plant would be considered acceptable with respect Saved UDP Policies DC10 and DC26 as it relates to noise disamenity.

Noise (Opening Hours)

The applicant proposes the following opening hours in the submitted application form:

- *Monday to Sunday: 12:00pm – 23:00pm*

Environmental Health comments raise no objection to the proposed hours of opening. As such the proposed hours are acceptable with respect Saved UDP Policies DC10 and DC26 as it relates to noise disamenity. It is recommended that a condition is attached to any approval ensuring adherence to these hours.

Fumes

The applicant has submitted the Commercial Kitchen Odour Abatement Strategy, Beechfield document Rev/Issue B 03/10/2025, and has risk-assessed the odour potential, with the scoring suggesting a very high impact risk. A packaged ESP/UVC filtration unit in the ductwork to remove grease and smoke particulates as well as gaseous odours is proposed as mitigation. The combined ESP-UV System offers stage 1 – Pre Filter. Stage 2 ionization, Stage 3 Collector Cells. Stage 4 – UV.

Environmental Health have reviewed the above and are accepting of the proposal. It is recommended that a condition is added to any approval to ensure that extract is carried out in accordance with the Commercial Kitchen Odour Abatement Strategy, Beechfield document Rev/Issue B received 03/10/2025.

Refuse

The applicant has submitted the Premises Management & Waste Management Strategy document ref: 2025-20b on 19/11/2025.

The internal bin storage area would be placed at the rear of the premises, directly adjacent to the rear door in the rear servicing yard with a lockable gate to the service yard. The external storage area would accommodate 1 no. 1100 litres bin storage for general non-recyclable waste and a further 1100 litres bin for sorted recyclable waste. Refuse, glasses or glass bottles from the building would not be disposed of in outside receptacles between the hours of 11pm and 11am to ensure no disruption is caused to any neighbours.

The above has been assessed by MCC Highways and Environmental Health and is considered to be acceptable.

In consideration of the above, the waste strategy is deemed acceptable with respect to Core Strategy Policy EN19. It is recommended that a condition is added to any approval to ensure that waste management is carried out in accordance with the Premises Management & Waste Management Strategy document ref: 2025-20b received on 19/11/2025.

Design for Security

Design for Security GMP have reviewed the Crime Impact Statement submitted in support of the proposals and recommend that the development conforms with the document given the location, use and operating hours. Design for Security GMP also request that a condition requiring the proposals to achieve Secure by Design accreditation to support the implementation of the recommendations.

Upon GMP advice, it is therefore recommended that a condition is added to any approval to ensure that premises security is carried out in accordance with the Crime Impact Statement and further requiring Secure by Design accreditation.

Trip Generation, Site Accessibility, Parking, CMP and Cycle Provision

The site is in an accessible location within/just outside the City Centre, nearby to Piccadilly Train Station and Tram Stop, and with regular bus services in the vicinity. Highways consultees view that the new business can be satisfactorily accommodated in highway terms.

While Highways requested a Construction Management Plan be conditioned, given the scale of the proposal it is not considered necessary to attach to the decision notice.

While Highways also requested provisions for 2no. parking spaces, on the basis that the site is located within a sustainable transport location within the City Centre, this is considered acceptable.

The proposal is therefore considered acceptable overall in terms of Core Strategy policies CC1 and CC5.

Accessibility

The existing unit has level access to the interior and the proposed alterations to the shopfront would not impact level access, as confirmed in drawing A111 - FULL. In consideration of the above, the proposed use is acceptable with respect Core Strategy Policy CC10 regarding

accessibility.

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.

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:

Drawings:

The following drawings received 12/08/2025:
Location plan
A104
A105

The BCE-387-M-001 Drawing Revision: P01 received 03/10/2025

The A110 REV.A drawing received 30/11/2025

The following drawings received 01/12/2025:
A103 REV.A
A104
A106 REV.B
A111-FULL REV.B

Documents:

Commercial Kitchen Odour Abatement Strategy, Beechfield document Rev/Issue B received 03/10/2025
MUB/T Insulated duct fans technical specification document received 03/10/2025.

Crime Impact Statement Ref: 2025/0335/cis/01 Version A dated 07/10/2025 by Greater Manchester Police, received 14/10/2025

Premises Management & Waste Management Strategy document ref: 2025-20b received 20/11/2025

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy policies SP1, CC1, CC7, CC5, CC9, CC10, EN1, EN3, EN19 and DM1; Places for Everyone Policies JP-P1, JP-P2 and JP-Strat2, Saved Unitary Development Plan Policies DC10, DC14, DC18, DC19 and DC26; as well as Sections 12 and 16 of the NPPF and Sections 66 and 72 of Listed Buildings and Conservation Areas Act 1990.

3.

Notwithstanding the details as set out in condition 2 above, prior to the commencement of the shopfront alterations, full and final details of the frames including product information and plans showing the thickness of the frames shall be submitted for approval by the City Council as Local Planning Authority.

Reason - To ensure the appearance of the shopfront to be erected is not adversely affected by the materials to be used in its construction. Pursuant to PfE Policies JP-P1 and JP-Strat2; Core Strategy policies SP1, CC9, EN1, EN3 and DM1; Saved UDP Policies DC14, DC18 and DC19; as well as Sections 12 and 16 of the NPPF; Sections 66 and 72 of Listed Buildings and Conservation Areas Act 1990; and guidance contained within the Council's Shopfront and Signage Design Guide.

4.

Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) the premises shall only be used as a combined restaurant and takeaway use (Sui Generis) and for no other purposes.

Reason - To ensure that the premises is used solely for the intended purpose to safeguard the character of the area pursuant to policies SP1, and DM1 of the Manchester Core Strategy (2012)

5.

The means of extraction and filtration of cooking odours hereby approved shall be carried out in accordance with the following documents:

Commercial Kitchen Odour Abatement Strategy, Beechfield document Rev/Issue B received 03/10/2025.
MUB/T Insulated duct fans technical specification document received 03/10/2025.

The approved scheme shall be implemented in full before first operation of the means of extraction and filtration of cooking odours, and shall remain operational thereafter.

Reason - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

6.

a) Notwithstanding the details of conditions 2 and 5 above, prior to the installation of any kitchen extraction system and heat pump condenser unit, either a scheme that demonstrates that any kitchen extraction system and heat pump condenser unit 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 the kitchen extraction system and heat pump condenser unit 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 by the Local Planning Authority. The kitchen extraction system and heat pump condenser unit will remain in operation thereafter unless otherwise agreed by the Local Planning Authority.

b) Prior to the first operation of the kitchen extraction system and heat pump condenser unit, a verification report, which will include post-completion testing, shall be submitted to and approved by the Local Planning Authority to validate that the kitchen extraction system and heat pump condenser unit 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 by the Local Planning Authority, before operation of the kitchen extraction system and heat pump condenser unit 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. Pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policies DC10 and DC26.

7.

The premises shall not be open outside the following hours:

- Monday to Sunday: 12:00pm – 23:00pm

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policies DC10 and DC26.

8.

a) Waste management shall be carried out in accordance with the submitted document(s): Premises Management & Waste Management Strategy document ref: 2025-20b received 20/11/2025

b) details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation

Reason - In the interests of amenity and public health, pursuant to Core Strategy policies SP1, EN19 and DM1.

9.

a) The development hereby approved shall be carried out in accordance with the recommendations of the Crime Impact Statement Ref: 2025/0335/cis/01 Version A dated 07/10/2025 by Greater Manchester Police, received 14/10/2025 by the City Council as Local Planning Authority.

b) The development shall not be occupied or used until confirmation of a secure by design accreditation has been received and agreed by the City Council as local planning authority.

Reason - To reduce the risk of crime pursuant to Policy DM1 of the Adopted Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Transport For Greater Manchester

Caxton Buildings, 3 Paton Street, Manchester, M1 2BA
First Floor, 91A Piccadilly, Manchester, M1 2DA
95 Piccadilly, Manchester, M1 2DA
6 - 10 Piccadilly, Manchester, M1 3AN
Second Floor, 64 - 66 Dale Street, Manchester, M1 2HR
93 Piccadilly, Manchester, M1 2DA
9 - 11 Paton Street, Manchester, M1 2BA
64 - 66 Dale Street, Manchester, M1 2HR
91A Piccadilly, Manchester, M1 2DA
Murray House, 2 China Lane, Manchester, M1 2AY
Ground Floor, 64 - 66 Dale Street, Manchester, M1 2HR
Basement To First Floor, 64 - 66 Dale Street, Manchester, M1 2HR
15 Paton Street, Manchester, M1 2BA
Third Floor, 64 - 66 Dale Street, Manchester, M1 2HR
5 Paton Street, Manchester, M1 2BA
89 - 91 Piccadilly, Manchester, M1 2DA
81 Piccadilly, Manchester, M1 2BZ
85 Piccadilly, Manchester, M1 2DA
83 Piccadilly, Manchester, M1 2BZ
7 Paton Street, Manchester, M1 2BA
3 - 5 China Lane, Manchester, M1 2EL

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