

David Lawless
Planning, Licensing and Building Control
Manchester City Council
PO Box 532
Manchester
M60 2LA

Our Ref: 0439
Your Ref: PP-14177801

Date: 30th January 2026

Dear David,

Full Planning Application for external alterations, including external lighting and associated works at 10, 12 and 14 Hale Top Civic Centre, Wythenshawe, Manchester, M22 5RB

On behalf of our Client, Muse Places and Manchester City Council ("Muse & MCC / the Applicant"), please find enclosed a Full Planning Application for external alterations, including external lighting and associated works in relation to 10, 12 and 14 Hale Top, Civic Centre, Wythenshawe, Manchester M22 5RB ("the Site"), to facilitate the use of the building as a Food Hall

The proposed description of development is as follows:

"Full Planning Application for external alterations, including creation of a new ground floor façade and canopy, façade alterations, refurbishment of existing canopy, external lighting and associated works"

The planning application is accompanied by the following documents which have been agreed with MCC Officers at pre-application stage:

- Completed Application Form;
- This Covering Letter;
- Site Location Plan;
- Proposed Architectural Plans (a Drawing Schedule is enclosed within **Appendix 1**) prepared by IF_DO; and
- Design and Access Statement prepared by IF_DO.

The requisite planning application fee of £383 (including £85 Planning Portal service charge) has been paid directly to the Planning Portal.

Wythenshawe Town Centre Strategic Context

Muse were appointed as the preferred delivery and investment partner by Manchester City Council ("MCC") to deliver the wider regeneration of the Wythenshawe Town Centre in the context of the Wythenshawe Civic Development Framework ("DF") (2023). The regeneration plans for

Wythenshawe provide an opportunity to transform the Civic Centre and surrounding areas through the delivery of commercial and community developments in addition to up to 2,000 new homes.

In late 2023, MCC were awarded £20m grant funding under the Local Regeneration Fund (“LRF”) (formerly known as the Levelling Up Fund) Programme by the Ministry of Housing, Communities & Local Government (“MHCLG”). The Council have complemented this with a further £11.9m of match funding to deliver the following development within Wythenshawe Civic Centre:

- Culture and Creative Hub;
- Food Hall;
- Co-working and enterprise employment space; and
- Improvements to the Public Realm.

The proposed development forms part of the works covered under the LRF Programme and represents the second phase of the project which includes the creation of a Food Hall that will sit alongside the new and improved public realm area following the demolition of the former Peacocks store. The LRF works will act a catalyst to the wider regeneration of Wythenshawe town centre and the DF endorses the Food Hall as central part of the Civic Centre.

The following permissions have already been granted in relation to the LRF works:

- Prior Approval (LPA Ref: 142088/DEM/2025) for the demolition of the former Peacocks Store was granted on 6th February 2025.

The above prior approval facilitates the creation of the new public square proposed to be located in its place. The improvements to the public realm were discussed with MCC Officers in October 2024 and it was confirmed that the works could be undertaken utilising permitted development rights and a Section 278. constitutes permitted development and can be progressed via S278 works.

- Full planning permission (LPA Ref: 142287/VO/2025) for the change of use of the Former Co-operative Department Store (located opposite the Site) for a new Community Hub including external alterations and associated works was granted by MCC on 13th June 2025.

Site Context

The Site and Surrounding Area

The Site comprises 3no. ground floor retail units located at 10, 12 and 14 Hale Top within the existing Wythenshawe Civic Shopping Centre located in Wythenshawe Town Centre. 10 Hale Top is currently occupied by Manchester Credit Union Business Services. 12 and 14 Hale Top are currently vacant. The Site forms part of a (G+2 storey building) which is connected to the Former Peacocks Building, a single-storey building on the corner of Hale Top and The Birtles. A canopy extends providing a small amount of cover over the pedestrian route of Hale Top.

The existing units can be accessed by foot from Hale Top, with servicing areas to the rear accessible by vehicle from Rowlandsway to the east.

The following designations cover the Site:

- The Site is located in Flood Zone 1 where there is a low probability of flooding from rivers and seas. EA flood mapping also shows the Site is not subject to surface water flood risk;
- There are no Public Rights of Way (“PRoW”) on or adjacent to the Site;

- There are no Listed Buildings on / or directly adjacent to the Site. The nearest heritage asset is within 500m – William Temple Memorial Church, Grade II Listed Building, List Entry Number: 1376597. Due to other development screening, this asset is not visible from the Site; and
- The Site is not subject to any Tree Protection Orders (“TPOs”).

The Site sits within the Civic Centre which was designed in the 1960s as the area’s largest District Centre. Today, the Civic Centre comprises a mix of retail units and hardstanding market areas with many units vacant. The Civic Centre is largely 2no. to 3no. storeys in height, with retail use occupying the ground floor and vacant office spaces extending above. The existing buildings are in need of refurbishment. A large multi-storey car park sits to the south of the Site with other large areas of surface parking to the west and north.

Accessibility

The Site is in a sustainable and accessible location being within 200m away to the Wythenshawe Town Centre Metrolink Station and Wythenshawe Bus Interchange. The Site is also easily accessible via cycle routes and there are numerous car parks within close proximity.

Relevant Planning History

The Site has been subject to several planning applications, largely relating to illuminated shop signage and shop façade alterations – all of which were approved. There has, however, been no recent applications made on the Site within the past 5 years.

Pre-Application Engagement

The Applicant attended a pre-application meeting with MCC Officers, Jennifer Connor and Des Jones on 1st April 2025 to discuss the next phase of the LRF activities which included the proposed Food Hall and the Workspace.

At this meeting it was agreed that no change of use was required for the new Food Hall as it is considered that this use would fall under Use Class E which is the same as the existing use of the building. On this basis, this planning application seeks permission for the external alterations only, described in the next section of this letter.

Proposed Development

The objective of this planning application is to transform the vacant, underutilised space into a bustling Food Hall, collaborating with local food providers to provide quality accessible food options for residents and visitors.

The proposed description of development is as follows:

“Full Planning Application for external alterations, including creation of a new ground floor façade and canopy, façade alterations, refurbishment of existing canopy, external lighting and associated works”

The proposals are detailed in full within the accompanying Design and Access Statement, prepared by IF_DO. They comprise the following key elements:

- West & South Elevations (facing the Civic Square): Creation of new ground floor façade and new canopy following the demolition of the existing Peacocks store structure (prior approval granted under 142088/DEM/2025).

- South Elevation (along Hale top): Façade alterations including new openings and the refurbishment of the existing canopy which has deteriorated over time and needs refreshing.
- North & East Elevations (rear elevations): Minor functional alterations (doors) to accommodate fire escape requirements, delivery access, and ventilation systems (external services).
- External lighting proposed directly beneath the canopy and indicative zones for future signage / and or advertisement (which would be subject to a separate advertisement consent application in the future).

The materials of the proposed façade and canopy have been carefully selected for their robustness and durability to respond to the Site's immediate context. The following materials are proposed to be used:

- The window and door system utilises high-quality aluminium components to ensure longevity while maintaining a contemporary aesthetic:
 - PPC-coated aluminium windows and doors;
 - Integrated louvres for ventilation;
 - Opaque panels at the bottom to ensure internal adaptability.
- The façade treatment references historical context while providing practical benefits suitable for a modern food destination through the use of glazed ceramic tile:
 - Easy to clean and maintain for a busy commercial environment; and
 - Provides distinctive identity appropriate for a leisure/F&B venue.
- The canopy is proposed to be made out of galvanised steel which combines structural integrity with minimal maintenance requirements, making it ideal for this application.

The Applicant is currently in the process of securing operators for the Food Hall and as such, the final colour palette for the external alterations will be confirmed in due course but will be informed by operator consultation, to align with commercial requirements and feedback from the public consultation undertaken in November 2025. It is anticipated that the final colour palette will be reflective of the Civic Centre's theme.

Whilst a change of use is not required as part of this planning application, details of Waste Management have been included within the Design and Access Statement for completeness. It is envisioned that a private waste management company will be contracted to manage the collection and disposal of waste. It is anticipated that this will occur on a bi-weekly basis. In respect of quantum, and given that an operator has yet to be chosen, we have accounted for approximately 9 x 1100-litre Eurobins. The waste management strategy will be refined to align with the operator's specific waste management practices.

Planning Policy Context

The Development Plan

The Adopted Development Plan applicable to the Site is set out below:

- Places for Everyone Joint Development Plan (adopted March 2024) (PfE)
- Manchester Core Strategy (adopted July 2012) (addendum added March 2024 following PfE adoption)
- Extant Unitary Development Policies (UDP)

- Greater Manchester Joint Waste DPD (adopted April 2012)
- Greater Manchester Joint Minerals DPD (adopted April 2013)

The policies of relevance to the proposed development are set out below:

Places for Everyone (2024)

- **Policy JP-P1 (Sustainable Places)** highlights the importance of utilising high quality design that reflects the context of the area; improving social inclusivity; functional and convenient development; and be well-connected to places by public transport.

Manchester Core Strategy (2012)

- **Policy C 10 (Wythenshawe)** states new development and redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy will be permitted, subject to a number of considerations, namely cumulative impact, impact on residential amenity and the balance between daytime and nighttime uses.
- **Policy C 7 (Wythenshawe District Centres - Baguley (West Wythenshawe), Northenden and Wythenshawe Town Centre)** states that non-food retail and other commercial uses are supported which maintain vitality beyond normal trading hours.
- **Policy SP1 (Spatial Principles)** states that development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.
- **Policy DM1 (Development Management)** states that all development should have regard to the following specific issues for which more detailed guidance may be given within a Supplementary Planning Document ("SPD"):
 - Appropriate siting, layout, scale, form, massing, materials and detail.
 - Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
 - Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
 - Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
 - Community safety and crime prevention.
 - Design for health.
 - Adequacy of internal accommodation and external amenity space.
 - Refuse storage and collection.
 - Vehicular access and car parking.
 - Effects relating to biodiversity, landscape, archaeological or built heritage.
 - Green Infrastructure including open space, both public and private.
 - The use of alternatives to peat-based products in landscaping/gardens within development schemes.
 - Flood risk and drainage.
 - Existing or proposed hazardous installations.
 - Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques.

Extant Unitary Development Plan

- **Policy DC14.1** requires planning applications for shop fronts, advertisement signs and canopies to be in keeping with the character of the building, the adjoining buildings, and surrounding area.

Wythenshawe Civic Centre Development Framework (2023)

The Wythenshawe Civic Centre Development Framework sets out a guide to development for the Civic Centre area. The Framework has been prepared in the context of supporting future development proposals that will deliver Manchester's strategic priorities.

The DF sets the precedent for a diverse and varied centre that facilitates a mix of activities and events whilst supporting economic growth and employment. Specifically, the Food Hall is proposed to create a place for local, independent food retailers – addressing the shortfall of food offer beyond fast food chains. The Food Hall is also proposed to contribute to improving the evening economy and to provide opportunities for employment, for young adults to learn new skills and for the progression of food pop-ups to established businesses.

Other Material Considerations

- National Planning Policy Framework (2024)

Assessment of the Proposals

Principle of Development

The proposed development is for external alterations, including creation of a new ground floor façade and canopy, façade alterations, refurbishment of existing canopy, external lighting to facilitate the use of the Site as a Food Hall. Policies C7 and C10 of the MCC Core Strategy encourage uses that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy. The works subject to this planning application would facilitate the use of the Site as a Food Hall which is an acceptable use in this area.

Furthermore, the DF sets the precedent for a diverse and varied centre that facilitates a mix of activities and events whilst supporting economic growth and employment. Specifically, the Food Hall is proposed to create a place for local, independent food retailers – providing opportunities for employment whilst also addressing the shortfall of food offer beyond fast food chains. The Food Hall will deliver an active ground floor use which will encourage footfall back into the Civic Centre.

Design

Policy DM1 of the MCC Core Strategy is the principal policy relating to the design of new development. We provide an assessment of the proposed development against the relevant criteria below.

- *Appropriate siting, layout, scale, form, massing, materials and detail.*
- *Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.*

The Design Approach is detailed within the accompanying Design and Access Statement, prepared by IF_DO. The design has evolved through analysis of the Site's constraints and opportunities along with the historical context of the Site and surrounding precedence. The proposed alterations to the building are proportionate to the existing building and designed to

complement the proposed Food Hall use allowing for connectivity between this use and the new Public Square through the proposed permeable façade. Furthermore, the external finishes proposed such as glazed ceramic tiles draw inspiration from historic façades.

- *Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.*

External suspended lighting is proposed to be integrated directly beneath the structural assembly, providing effective illumination under the canopy which would allow for the space to be transformed at night. The lighting approach has been sensitively designed to enhance safety through enhanced visibility, support passive surveillance and animates the space to encourage evening activity.

- *Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.*

Step-free access is available at the Food Hall, ensuring inclusivity for all users. Furthermore, the doors exceed minimum width requirements for wheelchair users (i.e. 900mm clear opening).

- *Community safety and crime prevention.*

The permeability of the façade continues to function effectively after dark, as illuminated interior spaces provide passive surveillance of the surrounding public areas. This enhances the sense of safety for pedestrians and contributes to a vibrant nighttime presence.

Feature lighting will be thoughtfully integrated beneath the new canopy structure, establishing a distinctive visual identity that defines the space after dark.

The façade treatment thus serves multiple functions—defining space, enabling activity, and promoting security—while maintaining visual connectivity between building users and the wider community.

An active frontage ensures a continuous presence during operating hours. Security lighting will be provided to service yards and delivery areas.

- *Refuse storage and collection.*

It is envisioned that a private waste management company will be contracted to manage the collection and disposal of waste. It is anticipated that this will occur on a bi-weekly basis. In respect of quantum, and given that an operator has yet to be chosen, we have accounted for approximately 9 x 1100-litre Eurobins. The waste management strategy will be refined to align with the operator's specific waste management practices.

In respect of the canopy, Extant UDP Policy DC14.1 requires planning applications for canopies to be in keeping with the character of the building, the adjoining buildings, and surrounding area. The existing canopy is proposed to be refurbished to be a lightweight structure that mirrors the original canopy on the existing building. The new canopy (to be added along the newly opened western and southern elevation) has been designed to follow the parameters of the existing canopy and proposed to continue around the Food Hall which would allow for covered outdoor seating.

Compliance with Policy

In summary, the proposed development represents an improved quality of design to that of the existing building which would re-energise this area of the Civic Centre. The proposed

development would facilitate the use of the Site as a Food Hall, a use which is encouraged and accepted within this area of Wythenshawe Town Centre and endorsed by the DF. The proposed development would also secure the long-term use of the building.

It is therefore considered that the proposed development is compliant with PfE Policy JP-P1, MCC Core Strategy Policies C7, C10, SP1 and DM1; and Extant UDP Policy DC14.

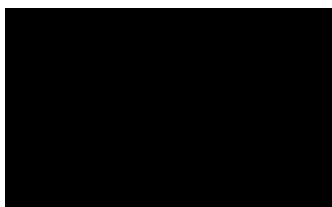
Summary

The proposed development is for external alterations, including creation of a new ground floor façade and canopy, façade alterations, refurbishment of existing canopy, external lighting to facilitate the use of the Site as a Food Hall.

The development will support the creation of a new Food Hall which utilises vacant retail space and enhances the quality of design in conjunction with the DF and its objectives. It satisfies the relevant policy requirements through an improved design which secures the long-term use of the building.

We trust that the above information is in order and sufficient for the Council to validate the planning application. Should you require any additional information or wish to discuss then please do not hesitate to contact me.

Yours sincerely,



Chris Sinton
Director, Regeneration & Commercial



Enc. Appendix 1 – Drawing Schedule

APPENDIX 1 – DRAWING SCHEDULE

Drawing Title	Drawing Reference	Author
Site Location Plan	18705-IFD-FH-ZZ-D-A-202001	IF_DO
Existing and Proposed Site Plan	18705-IFD-FH-ZZ-D-A-201001	IF_DO
Existing GA Plan – Ground Floor	18705-IFD-FH-GF-D-A-202100	IF_DO
Proposed GA Plan - Ground Floor	18705-IFD-FH-GF-D-A-220100	IF_DO
Existing GA Section - AA Long Section	18705-IFD-FH-XX-D-A-202201	IF_DO
Existing GA Elevation - North	18705-IFD-FH-XX-D-A-202301	IF_DO
Existing GA Elevation - South	18705-IFD-FH-XX-D-A-202302	IF_DO
Existing GA Elevation - East	18705-IFD-FH-XX-D-A-202303	IF_DO
Existing GA Elevation - West	18705-IFD-FH-XX-D-A-202304	IF_DO
Proposed GA Section - AA Long Section	18705-IFD-FH-XX-D-A-220201	IF_DO
Proposed Facade Bay and Canopy Detail	18705-IFD-FH-XX-D-A-220202	IF_DO
Proposed GA Elevation - North	18705-IFD-FH-XX-D-A-220301	IF_DO
Proposed GA Elevation - South	18705-IFD-FH-XX-D-A-220302	IF_DO
Proposed GA Elevation - East	18705-IFD-FH-XX-D-A-220303	IF_DO
Proposed GA Elevation - West	18705-IFD-FH-XX-D-A-220304	IF_DO