MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143317/FO/2025
Date registered valid:	5 September 2025
Proposal:	Installation of vent/louvre panels with decorative screens on the ground floor of the Jerusalem Place elevation of the building.
Address:	Ground Floor, South Central, 11 Peter Street, Manchester, M2 5QR
Ward(s):	Deansgate Ward
Applicant:	Revolution Bars Group
Agent (if any):	Bark Design Studios Ltd
Case officer:	Emily Booth Tel: 0161 234 4193 Email: emily.booth@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	3 November 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 7 October 2025

Standard consultations:
Printed: 10 September 2025 Expired: 1 October 2025

Neighbour notifications
Printed: 10 September 2025 Expired: 1 October 2025

Site notice
Posted: 15 September 2025 Expired: 6 October 2025

Press advert
Published: 16 September 2025 Expired: 7 October 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Deansgate Conservation Area 1985

Tree Preservation Order: Not applicable

Description of the Building

This application relates to a historic mixed use office building that is still considered as a non-designated heritage asset despite many amendments including the loss of historic shopfronts and due to the plain elevations on Jerusalem Place and the part rear elevation. These elevations no longer look to be original due to the replacement of all windows and the installation of a large number of louvres and possible replacement of brickwork.

All elevations are constructed in red brick with the Peter Street, Deansgate and Part Bootle Street elevations being highly detailed with stone and brick features.

The ground floor and basement of the building house two bars, an office reception area and a nightclub.

The building is bounded by Peter Street, Deansgate, Bootle Street and Jerusalem Place.

Description of the Area

The building is within the Deansgate Conservation Area and the Grade II Listed Albert Hall and The Grade II* Listed Great Northern Warehouse and Free Trade Hall are close to the site.

A mix of historic brick and stone-built buildings and modern buildings surround the site. The large site of the Great Northern Warehouse including the large brick former rail warehouse building is the most prominent feature of Peter Street.

On the other side of Jerusalem Place is a level highly amended historic building with a squat appearance in relation to surrounding properties. The Jerusalem Place elevation of this building has blocked up windows, render and roller shutters. This combined with the elevation of South Central opposite and the high number of louvres that have replaced windows cause the street to have a poor appearance.

Peter Street is now a location with high quality businesses. Surrounding uses include shops, offices, a church, restaurants, bars, a hotel and the Great Northern Entertainment and Leisure Complex.

Description of development

Planning permission is sought for the installation of the following:

- Installation of 3no. louvre panels within previous window openings
- Installation of 18no. decorative Corten panels with honeycomb type pattern
- Installation of ply panels within 3no. openings
- Installation of a fan/silencer within 1no. opening.

The amendments relate to all louvres used by Revolution de Cuba who occupy part of the ground floor and basement of the building. They are used to ventilate existing air-conditioning units which will be within an extended area to provide better air flow and more space between units to make them more reliable and extend the life of the equipment.

The existing opening where the new louvres are proposed is currently partly boarded up with louvres at the lowest level. The other opening where it is proposed to install 9 of the screens contains 6no. louvres and 3no. ply panels. All are painted black.

Consultations & Notification Responses

Highway Services - Advised that no conditions are required and provided advice on the requirements for licences and traffic management.

Environmental Health - Recommended a condition to require the submission and agreement of a scheme to reduce the noise level generated to 5dB.

Publicity - The application was advertised in the local press as affecting a conservation area and affecting the setting of listed buildings, a site notice was displayed on site and letters were sent to surrounding occupiers - no responses were received.

Issues

Policy

Local Policy

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-Strat2 (City Centre)
Policy JP-P1 (Sustainable Places)
Policy JP-P2 (Heritage)
JP-S1 (Sustainable Development)

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas)
Policy EN3 (Heritage)
Policy EN8 (Adaption to Climate Change)
Policy CC9 (Design and Heritage)
Policy SP1 (Spatial Principles)
Policy DM1 (Development Management)
Policy CC10 (A Place for Everyone)

The Unitary Development Plan for the City of Manchester

Saved Policy DC10 (Food and Drink)
Saved Policy DC18.1 (Conservation Areas)
Saved Policy DC19.1 (Listed Buildings)
Saved Policy DC26 (Development and Noise)

National Policy

National Planning Policy Framework (NPPF)

Chapter 6 (Building a Strong and Competitive economy)
Chapter 12 (Achieving well-designed and beautiful places)
Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change)
Chapter 16 (Conserving the Historic Environment)

Principle of the Development

These works would allow internal changes and improvements to the operation of the internal air-conditioning units having sustainability benefits. They would also improve the character of this elevation, which is in need of improvements by adding decorative screens in a high-quality material.

There is no objection in principle to the works proposed.

Layout, Scale and Appearance, including the impact on the conservation area and nearby listed buildings

The existing louvres cause harm to the character, appearance and significance of the non-designated heritage asset subject of this application, the surrounding conservation area and the street scene of Jerusalem Street. The proposed amendments would increase the number of louvres and add a fan but would install decorative screens in front of the new louvres and 15no. of the retained louvres making a significant improvement to the character of this elevation and partly screening views of the louvres. Providing interest on Jerusalem Street. The screens are an in Corten material which is a high-quality metal.

A condition will require a sample to be submitted and a paint colour to be agreed for the existing and new louvres approved prior to the works commencing.

Overall, would make an improvement to the elevation that would provide a better street environment for visitors and occupiers and demonstrate care and investment into the building.

It is considered that the works are overall beneficial due to the inclusion of the screens and are therefore consistent with paragraphs 210 of the NPPF and address section 66 of the Planning Act in relation to preservation and enhancement and are consistent with policy JP-P2 of the Places for Everyone Plan, policies DM1, SP1, CC9 and EN3 of the Core Strategy and saved policies 18.1 and 19.1 of the Unitary Development Plan

Amenity Issues

Noise is a critical issue, as amongst other things, it examines the impact that the scheme would have on nearby and adjoining occupiers. It includes the consideration of issues such as impact on noise and disturbance. The nearest residential accommodation is within the Great Northern Tower on Windmill Street. In front of this is the Free Trade Hall Hotel, which is diagonally opposite the development. The condition recommended by the City Council's Environmental Health Service would be applied to the decision to ensure that the noise levels created would be acceptable.

The alterations therefore comply with policy JP-P1 and JP-P2 of Greater Manchester's Places for Everyone Guidance, policies CC9, EN1, EN3, SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

Highway Safety

The louvres and screens would not project over the public highway.

The alterations therefore comply with policy JP-P1 of Greater Manchester's Places for Everyone Guidance and policies SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

Climate change and sustainability

This is a highly sustainable location with access to rail, bus and tram infrastructure being close to bus stops on Deansgate and Metrolink services at St Peters Square. The nearest train stations are Deansgate and Oxford Road.

The works would improve the energy efficiency of the air-conditioning units and require less repairs and replacement.

These works therefore comply with Policies SP1 and EN8 of the Adopted Core Strategy for the City of Manchester and Policy JP-P1, and JP-S1 of Greater Manchester's Places for Everyone Guidance and Section 14 of the NPPF in relation to improvement on the impact of the use of this building on the environment.

Crime and Disorder

The improvements to the appearance of the building would make the street look safer and better cared for.

Given the above, alterations therefore comply with policy JP-P1 of Greater Manchester's Places for Everyone Guidance and policies SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

Conclusion

This proposal therefore complies with all above policies identified in the policy section of this report.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 have been carried out in accordance with the following drawings and documents:

The drawing referenced:

0233_02 Rev B

received by the City Council as local planning authority on 29 October 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan.

3) Notwithstanding the information shown on the drawings hereby approved, full details of the following shall be submitted to and approved by the City Council as local planning authority prior to the installation of any of the louvres:

a) The materials and finishes of the ply panels and louvre, including paint colours
b) A physical samples of the louvre screen
c) Jointing and fixing details between all component new and existing materials

The approved screens shall then be installed as part of the development hereby approved and prior to any associated plant being brought into use. The screens shall be retained in situ for as long as the louvres are in place.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN1, EN3, CC9, SP1 and DM1 of the Core Strategy.

4) a) Prior to the installation of any of the 3no. louvres of the fan hereby approved, either a scheme that demonstrates that the equipment behind the louvres and the fan 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 this equipment and/or its enclosure 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 in writing by the Local Planning Authority.

b) Prior to the first use of the louvres and fan, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the above-described equipment (a) achieves 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 in writing by the Local Planning Authority, before use of the louvres and fan 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 policy DC26 of the UDP.

Informatives

1) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

207 Dental Care, First Floor, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Third Floor, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Second Floor, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Onward Buildings, 207 Deansgate, Manchester, M3 3NW
207 Dental Care, First Floor 207 Dental Care, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
11 - 13 Bootle Street, Manchester, M2 5GU
Greek Grill House, Kiosk Adjacent 223, Deansgate, Manchester, M3 4EN
Basement, 23 Peter Street, Manchester, M2 5QJ
Purity, 36 Peter Street, Manchester, M2 5GP
Peaky Blinders, 23 Peter Street, Manchester, M2 5QJ
South Central, 11 Peter Street, Manchester, M2 5QR
Third Floor, South Central, 11 Peter Street, Manchester, M2 5QR
Fourth Floor, South Central, 11 Peter Street, Manchester, M2 5QR
First Floor, South Central, 11 Peter Street, Manchester, M2 5QR
2 Bootle Street, Manchester, M2 5GU
Second Floor, South Central, 11 Peter Street, Manchester, M2 5QR
3 Peter Street, Manchester, M2 5QR
Dirty Martini, 1 Peter Street, Manchester, M2 5QR
209 Deansgate, Manchester, M3 3NW

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 - Deansgate Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL