

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143420/FO/2025
Date registered valid:	6 October 2025
Proposal:	The proposal is for works to the rooftop plant deck at The Paramount public house which concerns the re-locating of 4no. existing condensers and the installation of 2no. additional condensers. The total 6no. condensers to be mounted on 'big foot' frame and new tray to be installed to support refrigeration pipework through to existing plant room.
Address:	The Paramount, 33 - 35 Oxford Street, Manchester, M1 4BH
Ward(s):	Deansgate Ward
Applicant:	Mr Paul Curran JD Wetherspoon PLC
Agent (if any):	Harrison Ince Harrison Ince Architects Ltd
Case officer:	Sam Elliott Tel: 0161 219 2856 Email: sam.elliott@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	24/11/2025

Application details

Type of application:	Full Application Consent
Development type:	Minor Retail
Date of site visit:	10 October 2025
Standard consultations:	
Printed: 10 October 2025	Expired: 31 October 2025
Neighbour notifications	
Printed: 10 October 2025	Expired: 31 October 2025
Site notice	
Posted: 10 October 2025	Expired: 31 October 2025
Press advert	
Published: 14 October 2025	Expired: 4 November 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the roof area of the Paramount at 33 - 35 Oxford Street. The Paramount itself is not a listed building, however it shares a roof with the adjoining Grade II listed 116 and 118 Portland Street dated to c. 1860-80. Its significance derives partly from its former warehouse use and role in Manchester's industrial history, as well as its architectural features. The building is constructed in the Italian Renaissance style, featuring red brick with sandstone dressings. Detailing includes an arcaded ground floor with round-headed arches, banded brick piers and moulded stone, plinths, prominent modillioned cornice, no. 2 small open-pedimented dormers and central chimney stack.

The roof features modern renovations including areas designated for plant and equipment associated with the units below.

Listed building: Not applicable

Conservation area: George Street Conservation Area 1985

Tree Preservation Order: Not applicable

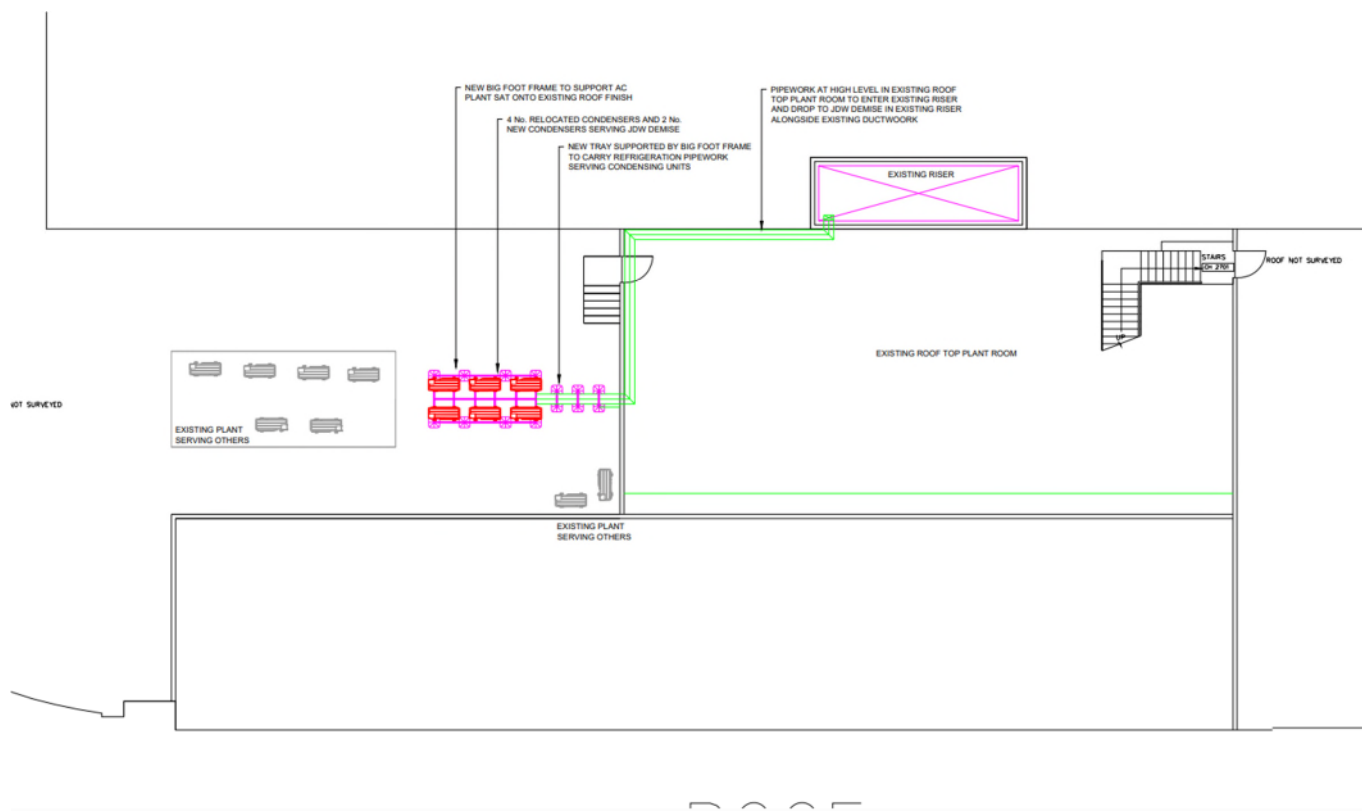
Description of area

The application site is located within the George Street Conservation Area and adjacent to the Whitworth Street Conservation Area, making a positive contribution to their character. The site is within the vicinity of a number of other Grade II listed building that similarly contribute to the Conservation Areas' significance, including the Princes Building, nos. 110-114, and 127-133 Portland Street, no. 32 Dickinson Street, and no. 61 Oxford Street.

The site is within a City Centre location in proximity to St Peter's Square and Oxford Road, and is a highly visible location. Surrounding uses include offices, hotels, shops, restaurants and drinking establishments.

Description of development

Planning permission is sought for the proposed relocation of 4no. existing MITSUBISHI ELECTRIC PUZ-ZM250YKA2 condenser units and the installation of 2no. new PUZ-ZM125YDA condenser units to the rooftop plant area of the public house.



These units are to be consolidated and grouped together, mounted on a 'big foot' frame system to support the ducting run which would direct the refrigeration pipework into the existing rooftop plant room, and down a riser within.

The approximate area of the proposal-specific site is 8m² and the condenser units are to be grouped together to minimise their footprint.

The application is being considered alongside 143582/LO/2025 which seeks Listed building consent for the installation of rooftop plant. Direct physical impacts to the listed building are considered under this application and in terms of impact on heritage assets only the impact on setting of adjacent listed buildings and the character of the conservation area are considered here.

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 due to this publicity.

Environmental Health:

No objection subject to a condition in relation to the acoustic insulation of the proposed units and the verification of this.

Policy Context

The following policies are considered relevant to this application:

Places for Everyone

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

The Adopted Core Strategy for the City of Manchester

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

The Unitary Development Plan for the City of Manchester

- 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 relocation and installation of condenser units pursuant to the operations of the drinking establishment located within The Paramount. The proposal would result in negligible harm to setting of adjacent listed buildings and conservation area.

The proposal would not be visible from street level, within the Conservation Area or affect the settings of listed buildings in the vicinity. It is also acceptable with respect to plant noise.

Impact on Heritage Assets and Visual Amenity

Given the proposal's siting away from the frontage to Portland Street, it is considered that there would not be any detrimental visual impact on the street scene, impact on the character of the George Street Conservation Area or to the settings of any listed buildings in the vicinity.

Assessment of Harm

On the basis of the above it is considered that , the proposal would have a neutral impact the setting of the conservation area and adjacent listed buildings. As such it is not necessary to weigh the proposal's impact against its public benefits as required by Section 16 of the NPPF.

In consideration of the above and subject to conditions, the proposed works are considered to not have an unacceptable adverse effect on setting of adjacent listed buildings or the character of the conservation area.

In addition on the above basis, the proposal is considered to meet the statutory test to preserve as required by Section 66 and S72 of the Planning (Listed Building and Conservation Areas) Act 1990.

The proposal therefore complies with Places for Everyone Policies JP-P1, JP-P2 and JP-Strat2; Core Strategy Policies SP1, EN1, EN3, CC9, and DM1; and saved UDP Policies DC18 and DC19 as they relate to the impact on a listed building and setting of listed buildings and conservation areas, as well as Core Strategy Policies SP1 and DM1.

Impacts on Amenity from Noise

The applicant has submitted the Noise Impact Assessment (Spectrum Acoustic Consultants, 3 October 2025) document to assess the noise impact of the proposed plant.

Environmental Health have reviewed the above and are satisfied that the scheme is designed so as to achieve a rating level of 5dB (L_{Aeq}) below the typical background (L_{A90}) level at the nearest noise sensitive location. In the event of an approval, it is recommended that the scheme is carried out in accordance with the Noise Impact Assessment (Spectrum Acoustic Consultants, 3 October 2025). It is also recommended that this condition requires a further verification report to validate that the scheme has been carried out as approved.

Environmental Health have also recommended a condition to restrict hours for installation, however it is not recommended that a condition to this effect is attached to the decision notice in the event of an approval, though advice from Environmental Health is recommended to be attached to the decision notice as an informative.

Subject to the above, the proposal is considered to comply with Core Strategy Policies SP1, DM1 and saved UDP Policy DC26 as they relate to noise disamenity.

Conclusion

On the above basis, the proposal is considered to comply with Places for Everyone Plan Policies JP-Strat2, JP-P1 and JP-P2, policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy (2012), saved UDP Policies DC18.1 and DC19.1 as well as meeting the statutory test to preserve as put forward under Sections 66 and 72 of the Planning (Listed Building 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 OR Reasons for recommendation to refuse

1) Time

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) Approved Plans and Documents

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 06/07/2025

2459 M101 Rev: 0

2459 M102 Rev: 0

DESIGN AND ACCESS STATEMENT

In addition to the [Location Plan] drawing received 29/07/2025, and the Noise Impact Assessment (Spectrum Acoustic Consultants, 3 October 2025) received 06/10/2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to PfE Policies JP-Strat2, JP-P1, and JP-P2; Core Strategy policies SP1, CC9, EN1, EN3, and DM1; saved UDP policies DC18, DC19 and DC26; Sections 12 and 16 of the NPPF; and Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990

3) Plant Noise

a) The installation of condenser units hereby approved will be carried out in accordance with the Noise Impact Assessment (Spectrum Acoustic Consultants, 3 October 2025) document. The approved scheme shall be implemented in full before first operation of the condenser units and shall remain operational thereafter.

b) Prior to the first operation of the condenser units, 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 condenser units 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 in writing by the Local Planning Authority, before operation of the condenser 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.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Second Floor, 24 Oxford Court, Manchester, M2 3WQ
Advertising Right JC DeCauxOutside 33 - 35, Oxford Street, Manchester, M1 4BH
34 Oxford Street, Manchester, M1 5EL
Eden & Co Solicitors, 26 Oxford Court, Manchester, M2 3WQ
Exchange Food & Drink Lounge, 102 Portland Street, Manchester, M1 4GX
Third Floor, 15 Oxford Court, Manchester, M2 3WQ
11 Oxford Court, Manchester, M2 3WQ
31 Oxford Street, Manchester, M1 4BH
Novotel Manchester Centre Hotel, 21 Dickinson Street, Manchester, M1 4LX
Manchester Travel Inn Metro, 112 - 114 Portland Street, Manchester, M1 4WB
16 Oxford Street, Manchester, M1 5AE
15 Oxford Court, Manchester, M2 3WQ
24 Oxford Court, Manchester, M2 3WQ
116 Portland Street, Manchester, M1 4RL
Offices, 16 Oxford Street, Manchester, M1 5AE
Unit 3A, 116 Portland Street, Manchester, M1 4RL
Second Floor, Bartle House, 9 Oxford Court, Manchester, M2 3WQ
First Floor Sacco Mann Ltd, Bartle House, 9 Oxford Court, Manchester, M2 3WQ
Ground Floor, Bartle House, 9 Oxford Court, Manchester, M2 3WQ
First Floor, Bartle House, 9 Oxford Court, Manchester, M2 3WQ
110 Portland Street, Manchester, M1 4RL
106 Portland Street, Manchester, M1 4RJ

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
Conservation Area - George Street Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL