

Planning

Delegated Officer Report

Summary of application details

Application reference:	145602/FO/2026
Application type:	Full planning permission
Proposal:	Creation of tattoo studio (Sui Generis) to first floor of Unit L7.
Site address:	11 Symphony Park Manchester M1 7FS
Ward(s):	Deansgate
Date application valid:	16 April 2026
Applicant name:	Mr Jamie Alaise
Agent (if any):	
Case officer:	James Bridgman
Recommendation:	Approve
Date of recommendation:	29 May 2026

Description of site, building and/or area

The application relates to the first floor of unit L7 which is within Symphony Park and the Circle Square Neighbourhood.

Circle Square is bounded by Oxford Road, Charles Street, Princess Street and the Mancunian Way. The Circle Square Neighbourhood has been delivered as part of the former BBC site masterplan which is currently delivering a comprehensive regeneration of the site based around employment-led mixed-use development , including commercial office space; other business/ research space; a new residential accommodation; ground floor retail and leisure space within 9 building plots alongside a series of public realm interventions.

Description of development

Planning permission is sought for the creation of a tattoo studio to the first floor of unit L7.

The ground floor is operating as a cafe, and this application would share an access through the main entrance to the unit at ground level.



Front elevation of the ground and first floor

Relevant planning history

CDN/26/0038 - Discharge of Conditions 17 (Opening Hours), 19 (Plant Noise), 27 (Fumes), 28 (Commercial Noise), 32 (Amplified Noise) and 35 (Waste) for Unit L7 of Planning Permission 111027/FO/2016/C1.

111027/FO/2016/C1 - Erection of C3 residential building of 17 storeys + roof, with ground + mezzanine floor residential amenity uses, plus commercial units (Class A1, A2, A3, A4, B1, D1, D2) and associated access, servicing, and landscaping. Decision: Approve 1st July 2026

Consultation, notification and publicity responses

Consultations

Environmental Health advise condition restricting opening hours as applied for, commercial noise and plant noise verification testing, and compliance for waste management strategy.

Notifications and publicity

Publicity – The application has been advertised by site notice and neighbour notification letters. No representations have been received.

Relevant policies

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-P1 - Sustainable Places
- Policy JP-S1 - Sustainable Development

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 Spatial Principles
- Policy CC1 Primary Economic Development Focus: City Centre and Fringe
- Policy CC4 Visitors - Tourism, Culture and Leisure
- Policy CC7 Mixed Use Development
- Policy DM 1 Development Management

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

- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting Sustainable Transport

Draft National Planning Policy Framework (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.

Principle of development

The application seeks a change of use to the first floor of unit L7 to create a new tattoo studio. The unit is located within Circle Square along the Manchester’s Oxford Road Corridor which compromises a range of commercial, dining and drinking uses.

This sui generis use is therefore considered acceptable given the mix of uses within the area.

The ground floor of the unit is operating as a coffee shop and the use of the first floor as a tattoo studio will allow a mix of uses to occur within this unit which will contribute positively to the economy and vitality of the city centre.

Given the above, the proposed change of use is considered acceptable in principle and would be consistent with Core Strategy policies SP1, CC1, CC4, CC7 and DM1.

Amenity

There are no external alterations to facilitate the development, and the appearance of the unit would remain unchanged.

Environmental Health have reviewed the noise report in respect outbreak, entertainment noise and plant noise. The Officer considers the report to be acceptable subject to a verification report

to valid that the recommendations within the report are conformed with. As such the LPA does not have concern to noise disturbance to nearby residents.

Environmental Health have requested delivery hours to be conditioned to safeguard the amenities of the occupiers of nearby accommodation.

The opening hours would be Monday to Saturday 8:00 until 21:00 and Sunday/Bank Holiday 10:00 to 20:00.

Waste Management

There is a detailed management strategy for clinical waste as it would be stored within the unit and collected directly from the store as part of a service contract.

General waste and recycling would be stored within the commercial communal bin store within the building and would form part of the units existing waste management collection. Environmental Health and Highways do not have any objection to the waste management arrangements.

Impact on Highway Network

The use is highly accessible by public transport with regular bus services, tram services and train stations located within walking distance of the development site.

The change of use to create a tattoo studio is not anticipated to result in any increased in activity that would have an impact on the highway network.

Conclusion

The proposal is considered to be acceptable and is consistent with policies, CC1, CC4, CC7, SP1 and DM1 of the Core Strategy, saved UDP policy DC26, and policies JP-J 1 JP-P 1 and JP-P 2 of Places for Everyone and relevant sections within the National Planning Policy Framework.

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

Conditions attached to this decision

- 1) The development must be begun not later than three years beginning with the date of this permission.

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- Proposed First Floor GA Plan Rev A
- Commercial Noise Impact Assessment: MPF/PR0538/L22, prepared by fisher acoustics
- Plant Noise Impact Assessment: MPF/PR0538/L24, prepared by fisher acoustics
- Waste Management Strategy: Day to day – General Waste Strategy: We Do Stuffs – Flesh Tattoo Studios
- Direct 365 Clinical Waste Services Strategy

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.

- 3) (a) The first floor of the Unit L7 shall be acoustically insulated in accordance with the Noise Impact Assessment ref: MPF/PR0538/L22, prepared by fisher acoustics dated 13th March 2026 as received by the City Council as Local Planning Authority on 2nd April 2026.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

(b) Prior to the first use of first floor of Unit L7, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification

report shall include post completion testing to confirm the noise criteria has been met.

c) In the event of non-conformity with the approved noise impact assessment, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use of the development hereby approved.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

4) a) Internally (where required to extract externally) and externally mounted plant, equipment and servicing to the first floor of Unit L7 shall be installed in accordance with the Plant Noise Impact MPF/PR0538/L24, prepared by fisher acoustics dated 13th March 2026, received by the City Council as Local Planning Authority on 2nd April 2026. This demonstrates that the plant hereby approved will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

b) Prior to the first use of the first floor of Unit L7, a verification report, which will include post-completion testing, shall be submitted to and be approved in writing by the Local Planning Authority to validate that the plant approved can 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 first floor of unit L7 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.

5) The premises shall not be open outside the following hours:-

- Monday to Saturday: 8:00 to 21:00
- Sunday/Bank Holiday: 10:00 to 20:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 and the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

6) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

- 07:30 to 20:00, Monday to Saturday
- No deliveries/waste collections on Sundays/Bank Holidays.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

7) The details of the approved Waste Management scheme as outlined within:

- Day to day – General Waste Strategy: We Do Stuffs – Flesh Tattoo Studios (Received 2 April 2026)
- Direct 365 Clinical Waste Services Strategy (Received 2 April 2026)
- Waste Management Strategy Addendum Report: VN50526/Building 7 and 8, prepared by Vectos Dated April 2016 (Received 8 April 2026).

shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

Informative

Any external signage would need to be discussed with the Local Planning Authority as it may require advertisement consent.