

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145431/FO/2026
Date registered valid: 19 March 2026
Proposal: Installation of 1no ground floor louvre to Hilton Street elevation
Address: 65 - 67 Oldham Street, Manchester, M1 1JR
Ward(s): Piccadilly Ward

Applicant: Forbidden Planet International
Agent (if any): Mr Peter Brotton Vaughan Monckton Architecture Ltd
Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 11/05/2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 24 March 2026 Expired: 16 April 2026

Neighbour notifications

Printed: 24 March 2026 Expired: 16 April 2026

Site notice

Posted: 24 March 2026 Expired: 16 April 2026

Press advert

Published: 31 March 2026 Expired: 23 April 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the corner ground floor and basement commercial unit within the Smithfield Buildings present at no65-67 Oldham Street. The Smithfield Buildings is a collection of 7no four storey buildings, part of which made up the former Smithfield Buildings Department Store, which were then formed into a single multi-use building during the mid-1990s as part of a flagship regeneration project for the area. The ground floor of the site is made up of various commercial Class E retail units, with a single drinking establishment use (Sui Generis), the upper floors of the site lie in residential use (Class C3). Due to the multiple buildings that make up the Smithfield Buildings, the façade of the upper floors is varied, though the ground floor maintains a consistent appearance with large, glazed shopfronts. The unit subject to this application occupies the corner where Hilton Street and Oldham Street intersect, and features 7no glazed openings (4no to Oldham Street and 3no to Hilton Street).

Listed building: Not applicable

Conservation area: Smithfield Conservation Area 1987

Tree Preservation Order: Not applicable

Description of area

The application site lies within Manchester City Centre and the Smithfield Conservation Area. Neighbouring built development within the area is of mixed age, design and materiality, though the majority of properties along Oldham Street range from four to six storeys and date from the mid-1800s through to the early 1900s. The Grade II listed Dale Street Chambers lies to the south of the site at the junction where Oldham Street and Dale Street intersect. Uses within the locality consist of a wide variety of commercial uses including a high number of commercial Class E retail

units and sui generis drinking establishment uses, with residential development situated within the upper floors of many buildings within the area.

Description of development

The application seeks planning permission for the installation of 1no ground floor louvre to the property's Hilton Street elevation.

The proposed louvre would replace an existing glazed opening and would be screened by a decorative screen with materiality to match that of the existing window frames.

The proposed louvre is required to allow for the siting of 2no air conditioning units to serve the ground floor and basement of the corner commercial unit, which are required to provide a comfortable environment internally in warmer temperatures.

Planning History

124309/FO/2019 – Retrospective application for elevational alterations to front elevation to allow for installation of metal louvred panel within shopfront to provide ventilation to internal plant room behind – Approved June 2021.

116843/FO/2017 – Removal of a glazed pane currently forming part of a shop front display and replacement with a steel louvred panel to allow air intake and heat venting to fresh air from a condenser unit running an interior Air Conditioning system – Approved October 2017.

097081/FO/2011/C2 – Installation of a replacement shop frontage – Approved November 2012.

048027/FO/CITY1/95 – Refurbishment & use of premises for residential, retail (class A1 & A3), gymnasium (class D2) exhibition (class D1) and public services (class A2) purposes – Approved August 1995.

Consultations & Notification Responses

Publicity – A site notice and press notice were published. Neighbouring properties were notified of the proposals by letter. No representations were received.

Environmental Health – No objection subject to a condition relating to acoustics.

Highway Services – No objection subject to informatives relating to highway hoarding.

Policy

The Places for Everyone Plan – Joint Development Plan Document, for nine of the ten boroughs which make up Greater Manchester adopted on 21st March 2024:

- Policy JP-Strat1 – Core Growth Area
- Policy JP-Strat2 – City Centre
- Policy JP-P2 – Heritage

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 CC2 – Retail
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC9 – Design and Heritage
- Policy EN1 – Design and Principle and Strategic Character Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

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

- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed and beautiful places
- Chapter 16 – Conserving the Historic Environment

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 fast 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.

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Principle of the Development

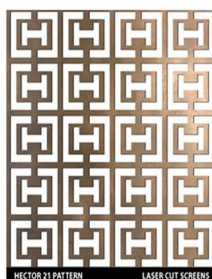
The proposed development would see the external alteration of the application site to allow for an existing commercial unit to benefit from air conditioning. It is understood that the conditions within the affected commercial unit during the summer months are affecting the operational capability of the unit. Furthermore, an options appraisal has accompanied the submission which makes clear that alternative options for ventilating and cooling the property is not possible. The proposals, if implemented, would assist in the continued operation of a commercial unit within the City Centre thereby helping to continue its regeneration. The proposal therefore accords with Places for Everyone Plan Policy JP-Strat1 and JP-Strat2, Core Strategy Policies SP1, CC1, CC2, CC4 and DM1, subject to the matters discussed below.

Visual Amenity and Heritage

The application site forms a corner ground floor commercial unit in a mixed use property, with red sandstone ground floor, brick upper floors and contemporary roof extension. The ground floor features on a prominent corner of the building, with access possible from Oldham Street. The entrance is a large glazed opening that is consistent with the units six other glazed windows. The commercial unit in question features no climate control system and due to the layout of the property it is not possible to locate external plant on the property's roof or within another obscured

location. This leaves ventilating through the property's windows as the only viable method to provide air intake/extract for the commercial unit in question. This issue has previously occurred on site with other neighbouring commercial units along the property's Oldham Street elevation, see applications 116843/FO/2017 and 124309/FO/2019, which saw the approval of more standard louvres within the Smithfield Building's ground floor Oldham Street elevation.

The positioning of the proposed louvre within the unit's most north-westerly opening on its Hilton Street elevation to be the most logical location, with it being the unit's least prominent and smallest opening. The proposed louvre/decorative screen would be decorative in appearance, featuring a unique pattern that would provide visual interest to the elevation, whilst obscuring more unsightly extraction equipment situated behind it. Subject to a planning condition that would control the louvres material finish, as well as its overall manifestation/layout, it is considered the proposal would have a neutral impact to the setting of the Smithfield Conservation Area.



Proposed Decorative Louvre/Screen

In light of the above, subject to such a condition, it is considered that the proposal is acceptable in this regard and is in accordance with Places for Everyone Plan Policy JP-P2, Core Strategy Policy CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policy DC18, and the National Planning Policy Framework.

Residential Amenity

The submission has been accompanied by a noise assessment which states that the proposed plant can be accommodated on site without detriment to neighbouring amenity. Environmental Health do not dispute the findings of this report and do not object to the proposals subject to a planning condition that would require the submission of an acoustic verification report that will confirm the noise levels set out within the submitted report have been adhered to. Subject to such a condition, it is considered that the development is acceptable in this regard and therefore accords with Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC26, and the National Planning Policy Framework.

Highway Safety

The window affected by the proposed works faces out onto the pavement along Hilton Street, with the affected portion of Hilton Street being a one way road. Highway Services have assessed the proposals and do not object to them subject to an informative relating to highway hoarding. Subject to such an informative, it is considered that the proposal is acceptable in this regard and therefore accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Conclusion

In light of the above, subject to appropriate planning condition, the development would assist in securing the continued occupation of a prominent commercial unit, assisting neighbouring regeneration efforts. Therefore, the development is in accordance with Places for Everyone Plan Policies JP-Strat1, JP-Strat2 and JP-P2, Core Strategy Plan Policies SP1, CC1, CC2, CC4, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18, DC19 and DC26, the National Planning Policy Framework, and the Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis the application is recommended for approval.

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance, this has included ongoing advice that has resolved the issues associated with the proposal.

Conditions 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:

- o 2031/10/LP1: Location Plan
- o SK/01 Rev D: Details as Existing & Proposed (Received 24/04/2026)
- o Design and Access Statement, Incorporating Sustainability & Heritage Commentary
- o Noise Impact Assessment (Prepared by Environmental Noise Solutions; Reference number NIA-12535-26-12812-v1; Dated 25/02/2026)

- o Ventilation Statement (Reference 2031/10/AC1; Received 22/04/2026)

All stamped as received by the City Council as Local Planning Authority on 13/03/2026, unless specified otherwise.

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) Notwithstanding the approved plans listed within condition 2 of this decision notice, prior to the installation of any air intake or extract louvre, a scheme for the external decorative louvre/screen hereby approved, that shall confirm its final layout within the opening it is to be situated in, the setback distance of the air intake and extract equipment situated behind it, as well as a material sample of the decorative panel, with accurate final coloured finish, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

b) The decorative louvre/screen shall be installed prior to the first use of the air intake and extraction system and shall be retained and maintained for the lifetime of the development thereafter.

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 SP1 and DM1 of the Core Strategy.

4) a) The development shall proceed in accordance with the measures put forward within the submitted Noise Impact Assessment (Prepared by Environmental Noise Solutions; Reference number NIA-12535-26-12812-v1; Dated 25/02/2026; Received 13/03/2026)

b) Prior to the first of the approved plant, 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 plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band 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 the use 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 advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements, including Section 50, will need discussion and agreement with MCC Highways Network teams via Contact Manchester (Tel. 0161 234 5004) Email:

- o highwaylicences@manchester.gov.uk
- o highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Advertising Right BT Inlink Outside 59, Oldham Street, Manchester, M1 1JR
Basement, 71 Oldham Street, Manchester, M4 1LW
Ground Floor, 71 Oldham Street, Manchester, M4 1LW
Basement, 15 Hilton Street, Manchester, M1 1JJ
34 Oldham Street, Manchester, M1 1JN
Hilton Chambers, 15 Hilton Street, Manchester, M1 1JJ
9 Hilton Street, Manchester, M4 1LP
Flat 9, Norvic House, 7 Hilton Street, Manchester, M4 1LP
Flat 8, Norvic House, 7 Hilton Street, Manchester, M4 1LP
Flat 7, Norvic House, 7 Hilton Street, Manchester, M4 1LP
15 Hilton Street, Manchester, M1 1JJ
Flat 6, Norvic House, 7 Hilton Street, Manchester, M4 1LP
Flat 5, Norvic House, 7 Hilton Street, Manchester, M4 1LP
Flat 4, Norvic House, 7 Hilton Street, Manchester, M4 1LP
Flat 1, Norvic House, 7 Hilton Street, Manchester, M4 1LP
Flat 3, Norvic House, 7 Hilton Street, Manchester, M4 1LP
Flat 2, Norvic House, 7 Hilton Street, Manchester, M4 1LP
55 - 57 Oldham Street, Manchester, M1 1JR
36 Oldham Street, Manchester, M1 1JN
6 Hilton Street, Manchester, M4 1LP
42 - 44 Oldham Street, Manchester, M4 1LE

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 - Smithfield Conservation Area 1987
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL