MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	145157/FO/2026
Application type:	Full planning permission
Proposal:	Creation of 1no. serviced apartment (Class C1).
Site address:	First and Second Floor, The Wheatsheaf, 30 Oak Street, Manchester, M4 5JE
Ward(s):	Piccadilly
Date application valid:	22 April 2026
Applicant name:	Mr Tom Woodcock
Agent (if any):	Mr Jon Salisbury
Case officer:	Jack Naven
Recommendation:	Approve
Date of recommendation:	15 June 2026

Description of site, building and/or area

The site refers to a building known as The Wheatsheaf, located on Oak Street, originally built in the 1880s to serve the Smithfield Fishmarket.

The Wheatsheaf Pub sits at ground level and is currently open and trading. At the upper levels sits is accommodation associated with the pub, which is accessible from two locations; upstairs directly through the pub's kitchen and also accessed from a separate side entrance on the street.

The site is located within the Smithfield Conservation Area, specifically within the Smithfield Estate, within an area of the City Centre known as the Northern Quarter which contains a variety of uses including bars, restaurants, commercial, residential, hotel uses and places of worship.

The site is not within the setting of any listed building.

Description of development

The proposal seeks Planning Permission for the creation of 1no. serviced apartment (Class C1).

The Change of Use will see a serviced apartment use with three new bedrooms, a bathroom, WC, plant room, kitchen, living and dining area.

There are no significant exterior alterations proposed with the development. The key aspects of the layout of the building will be retained, including access on the ground floor and the staircase.

Relevant planning history

Not applicable.

Consultation, notification and publicity responses

Notifications and 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 because of this publicity. One member of the public asked for clarification if there would be any external alterations associated with the development and once it was clarified that there was not, they had no comment to make.

Consultations

Highway Services – Were accepting that the proposed Change of Use would not result in a significant impact upon the Highway, were accepting of the proposed waste management, and requested that informatives be attached regarding Highway licensing and other temporary pedestrian and traffic management concerns.

Environmental Health – Were accepting of the waste management details submitted and were accepting of the findings of the Noise Impact Assessment in order to support the use, but required a verification element to be attached as a condition to the application to ensure that the noise mitigation once implemented in practice complies with the predicted findings.

Design for Security (Greater Manchester Police) - The Design for Security team at Greater Manchester Police reviewed the application and had some recommendations. A condition has been attached to the permission for further details to be provided to address some of these points.

Negotiations

Whilst the agent was contacted regarding potential issues to be resolved

Relevant policies

The **Places for Everyone Plan - Joint Development Plan Document**, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat2 – City Centre
- Policy JP-P1 - Sustainable Places
- 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 CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC9 – Design and Heritage
- Policy CC10 – A Place for Everyone
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy EN19 – Waste
- Policy DM1 – Development Management

The **Unitary Development Plan for Manchester** – For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC18 – Conservation Areas
- Policy DC26 – Noise and Development

National Planning Policy Framework (NPPF) (2024)

- Chapter 12 – Achieving well-designed and beautiful places

Draft National Planning Policy Framework (NPPF) (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.

Design for Access 2

Other Legislative Requirements

- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy for Waste

Assessment

Principle of the Development

There is a known deficiency in hotel accommodation within the City Centre. This proposal would improve the supply of hotel accommodation and consolidate Manchester as a major tourism and leisure destination.

The use would support the growing number of visitor attractions and major venues in the city such as Co-op Live, Aviva Studios and others which has placed increasing pressures on hotel accommodation in recent years. For the city to remain competitive the supply of hotel accommodation or similar serviced apartment C1 use needs to increase and this use will contribute to that, although in a minor way.

Visual Amenity and Impact on Heritage

There are no external alterations proposed apart from the installation of a small election system to access the entrance door, and therefore there will be no impact upon the visual amenity of the building or upon the surrounding street scene within the conservation area.

On this basis, the proposal does not conflict with Places for Everyone polices JP-P1 and JP-P2, Core Strategy policies SP1, EN3, CC9, or DM1, or UDP policy DC18.

Residential Amenity

MCC's Environmental Health team reviewed the Noise Impact Assessment submitted with the application, which undertook an ambient noise survey and sound insulation tests, particularly testing pub music noise to flat, have been undertaken.

Glazing and ventilation requirements are detailed in section 5.4, Table 7 and these were found to be acceptable by Environmental Health.

The assessment advised that further mitigation is required to protect the flat from internal noise transfer from the pub – this mitigation is detailed in Section 6.2.2 of the assessment.

With this mitigation in place, Table 10 of the report predicts that the noise transfer from the pub to the serviced apartments above will be acceptable.

A condition has been attached to ensure that a verification report is submitted following the implementation of the mitigation measures and prior to the commencement of the use, in order to ensure that in practice the noise transfer levels will in fact be acceptable, as predicted in the Noise Impact Assessment.

On this basis, with the attachment of this condition, the proposal is considered to be in accordance with Core Strategy policy EN1 and UDP policy DC26.

Accessibility

There will not be level access into the premises. The entrance area to the Serviced Apartment takes up a small footprint of the ground floor, which is mainly taken up by the pub use. There is then a set of stairs that head up to the first and seconds floors.

Whilst development should look to provide full access to all persons where possibly, it is recognised in this particular cases that full access to the upper floors cannot be accommodated without significant alterations to the building that could significantly impact the existing pub use and ground floor or would severely limit the space provided for the serviced apartment in the upper floors, or would lead to external alterations that would appear to be incongruous to this building within the conservation area.

In order to accommodate a viable use in this space, the City Council accepts that whilst full level access to all floors not being provided in not ideal and not in line with Policy CC10, in this particular circumstance, in order to provide a viable use to this space, the proposals are acceptable despite not providing full level access.

Crime and Public Safety

The Design for Security team at Greater Manchester Police reviewed the application and had some recommendations, including;

- The entrance door should be illuminated to a high standard during the hours of darkness (the luminance of any lighting installed should be limited to within 300cd/m2)
- Details of whether CCTV shall be installed to cover the entrance or if there is an existing system installed at The Wheatsheaf that can be extended to cover the front door to this development
- Full and final details of the access control mentioned in the Design and Access Statement that will be provided to the external door and the internal door leading to the serviced apartment

A condition has been attached to the permission to clarify these points, to be discharged prior to the commencement of the use. With the attachment of this condition, it is considered that there are no crime and public safety grounds to refuse this application on.

On this basis, the proposal is not considered to conflict with Places for Everyone policy JP-P1 or Core Strategy policies SP1, EN1, or DM1.

Highways Impact

MCC's Highway Services team have reviewed the application and believe that the provision of an additional apartment and the associated trips to and from the proposed development do not raise any highway safety or capacity concerns and the proposals are therefore accepted in principle.

There is currently no parking available on the site. No additional parking is proposed. Highways finds this acceptable in principle as the site is located within proximity to various public transport methods and is located within the city centre. Sustainable travel to and from the site should be fully endorsed for both staff and visitors to the site.

Waste Management

Plans show that the building's bin store will be retained within the rear yard. Refuse servicing will continue as existing from Oak Street.

Both MCC Highway Services and Environmental Health teams have reviewed the submitted waste management information and have accepted the proposals.

Therefore, the waste management proposals accord with Policy EN19 on the Core Strategy.

Conclusion

Given the above, the proposal is considered to be consistent with the relevant policies set out above and is therefore approved with conditions attached.

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.

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.

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 received by the City Council as Local Planning Authority on 10 February 2026:

    - Location Plan
    - Site Plan 706-400
    - Design and Access Statement
    - Proposed Floor Plan 706 - 402

    The following drawings and documents received by the City Council as Local Planning Authority on 19 February 2026:

    - Waste Management Proforma
    - Proposed Refuse Plans 706-403

    And the following drawings and documents received by the City Council as Local Planning Authority on 27 April 2026:

- 'The Wheatsheaf, 30 Oak Street Noise Impact Assessment' Report Reference No. J006162-9506-TD-01, dated 27 April 2026

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies JP-P1 (Sustainable Places) of Places for Everyone and SP1 and DM1 of the Core Strategy.

3) a) The development shall be carried out in accordance with the approved noise insulation and ventilation scheme 'The Wheatsheaf, 30 Oak Street Noise Impact Assessment' REPORT REFERENCE NO. J006162-9506-TD-01, dated 27 April 2026, received by the City Council as Local Planning Authority on 29 April 2026.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise insulation and ventilation scheme.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, 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/occupation of the development.

Reason - To secure a reduction in noise from external sources and in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

4) The details of the approved Waste Management scheme 'Waste Management Proforma' and 'Proposed Refuse Plans 706-403', both received by the City Council as Local Planning Authority on 19 February 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.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) the premises shall only be used as a Class C1 Serviced Apartments use, and for no other purposes of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

6) Prior to the commencement of the use, the full and final details of the following security measures shall be submitted in writing to and be approved in writing by the City Council as Local Planning Authority:

- The entrance door should be illuminated to a high standard during the hours of darkness (the luminance of any lighting installed should be limited to within 300cd/m2)
- Details of whether CCTV shall be installed to cover the entrance or if there is an existing system installed at the Wheatsheaf that can be extended to cover the front door to this development
- Full and final details of the access control mentioned in the Design and Access Statement that will be provided to the external door and the internal door leading to the serviced apartment

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

7) No doors to ground floor spaces (other than those designated as fire exits) shall open outwards onto adjacent pedestrian routes.

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

Informatives

1) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, skips and temporary points of access (Section 50) with MCC's Highways Licensing Team via Email to:highwaylicences@manchester.gov.uk

2) 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

3) Any signage than does not benefit from deemed consent under The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 would require advertisement consent to be applied for.

4) Should there be any further external alterations required, including any additional vents or louvres added to the façade of the building, this shall require Planning Permission.