

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145211/FO/2026	
Date registered valid:	26 March 2026	
Proposal:	External alterations including installation of louvres	
Address:	77 Mosley Street, Manchester, M2 3HR	
Ward(s):	Deansgate	Ward
Applicant:	Joe & The Juice UK Ltd	
Agent (if any):	Mr Max Hybrid Planning & Development Limited	
Case officer:	Sam	Elliott
	Tel: 0161 219	2856
	Email: sam.elliott@manchester.gov.uk	
Recommendation:	Approve	
Date of recommendation:	12/05/2026	

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 02 April 2026

Standard consultations:

Printed: 7 April 2026 Expired: 28 April 2026

Neighbour notifications

Printed: 31 March 2026 Expired: 23 April 2026

Site notice

Posted: 09 April 2026 Expired: 30 April 2026

Press advert

Published: 7 April 2026 Expired: 28 April 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to a ground floor unit (Unit B) within the Grade II listed 77 & 77A Mosely Street – 14 & 16 Princess Street.

The building is five-storeys and has a sub-ground/ basement level at 77-79 Mosley Street. It is likely to have been speculatively constructed around 1870 by an unknown architect, and combined both warehouse, office and shop accommodation in one building, taking advantage of the three most lucrative areas of commerce during the last quarter of the 19th Century. It is built of red brick and decorated with moulded sandstone window surrounds, sill courses with a balustrade parapet at roof level in front of a pitched slate roof.

Externally the building is loosely Italianate in style, with both principal elevations, fronting Princess Street and Mosley Street, being in red brick and decorated with moulded cream stone window surrounds, sill courses and a balustrade parapet at roof level. The window arrangement and decoration across the principal elevations alternate as the building rises to third floor level.

The ground floor of No. 77 forms the curved corner of the building, and originally would have been a speculative shop unit with decorative cast iron columns and shop front. The shop, which included the adjoining No. 77a, was since the 1880's occupied by Macbeth Brothers Tailors. When originally built, the two ground floor shops were only accessed from street level, these were later joined into the office entrance (No 79 Mosley St) and the former warehouse floor (No 16 Princess St).

In 1955 the Huddersfield Building Society took over the corner shop at No. 77 and redesigned the exterior and interior of the shop in an Art Deco style, a style, although typically associated with the 1930s, was still being used following the end of the Second World War. The new internal arrangement saw a door opening between No. 77 and No. 77a being blocked, and the Macbeth Brothers Tailors concentrating their business in the adjoining No.77a and the basement rooms beneath both shops, for which they used as fitting and tailoring rooms. The redesign and

reconfiguration of the new building society premises saw the original Victorian shop front replaced by high-quality polished green granite square columns and downstands, designed in the Art Deco Style. As part of this work, the basement windows were blocked. Within this retail unit, a good example of a high quality 1950s interior decoration scheme is retained.

As such, the area of highest significance is its external elevations – particularly the articulation of the different units/ entrances that allow for an understanding and appreciation of how the building was originally used. Its architectural merit, decoration, group value and its setting within a densely packed area of similarly dated buildings, enhances the buildings significance and provides a high streetscape value. Its historical, evidential, and aesthetic values are primarily related to it being a well preserved and a good example of a speculative, combined Victorian warehouse, commercial and office development, in an area of Manchester which formed the late Victorian commercial heart of the city.



Listed building:

Grade II

Conservation area:

George Street Conservation Area 1985

Tree Preservation Order:

Not applicable

Description of Area

The site is within the George Street Conservation Area and adjacent to the Albert Square Conservation Area.

The site is adjacent to a Metrolink line.

Background

The property has been vacant since circa 2008, when it was occupied on the upper floor with offices, at ground floor with customer fronting facilities for a consultancy, a bank, and a restaurant.

Applications 139183/FO/2024 and 139184/LO/2024 were approved 18/09/2024 for the change of use of ground floor and basement to Class E and external alterations associated with refurbishment of building for upgraded offices including provision for a bin and bike store to the basement, updated WC facilities, plant deck to the roof and repair of the existing shop frontage to Mosley St. Unit B, the subject of this application, was formed through these applications.

Application CDN/25/0674 later discharged Condition 22 (b) for details of reinstatement works to original shopfronts. Within this application, details of the conditions of the historic shopfront to Mosley Street was submitted, highlighting areas of disrepair. A drawing was signed off for the Mosley Street historic shopfront to no longer feature a new entrance. This elevation forms the basis of the existing permission.

Application 144973/JO/2026 sought to vary Condition 2 (Specified Plans) pursuant to the original permission 139183/FO/2024 to allow for elevational alterations to form a new accessible entrance to a basement unit along Princess Street.

Application CDN/26/0204 for the discharge of Condition 21 (Signage Strategy), seeking to establish a signage strategy for the building, was discharged 01/05/2026.

Application 144738/LO/2026 sought 2no. internal logo signs for a new commercial fitout and was approved 06/05/2026.

There are a number of unauthorised works at the site carried out without Listed Building Consent pursuant to the fitout of the commercial unit. These include installation of partitions, erection of plant and ducting, as well as the removal of the former louvres to the curved corner of the unit. The applicant ceased further works during the course of this application. As such, the works on site do not fully represent the works as proposed within this application, which have been subject to discussion and amendment.

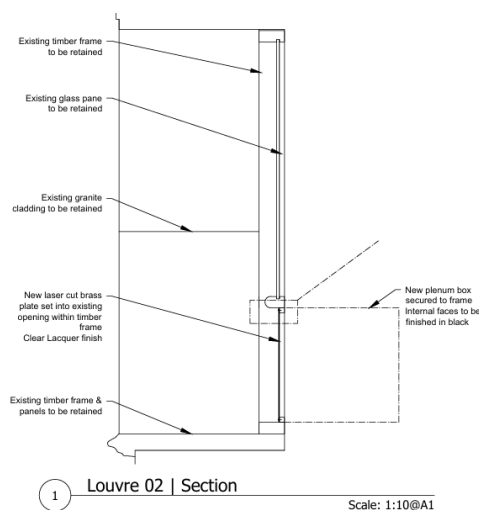
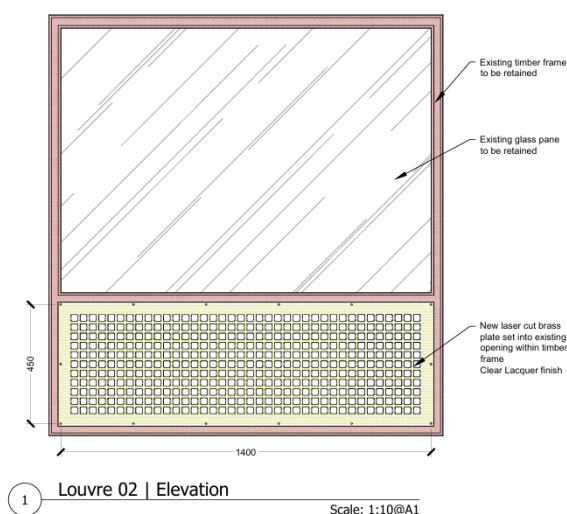
Description of Development

Planning permission is sought for 2no. external louvre to the northern corner elevation to facilitate internal plant within the unit.



An options analysis has also been submitted to justify the proposed ducting and servicing routes as the least harmful option, ruling out an option through the historic shopfront for the increased harm to the building's more significant architectural features. It also rules out an option through the storeroom into the lightwell as it would not leave sufficient headroom clearance.

Options have also been submitted throughout the application process for the design and material. The result of this optioneering process is the proposed laser-cut brass plate to be set into the existing timber frames.



This application is being considered in conjunction with 145212/LO/2026 for installation of the internal fitout and louvres.

Consultations & Notification Responses

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.

MCC Local Highways Authority:

No objection.

MCC Environmental Health:

No objection, subject to condition:

- A noise impact assessment is required for the louvre and plant.
- A verification report is required to validate its findings.

Metrolink:

No objection, subject to informative for working safely near Metrolink

Policy Context

The following policies are considered relevant to this application:

Places for Everyone

- JP-Strat2 – City Centre
- JP-C5 – Streets for All
- JP-P1 – Sustainable Places
- JP-P2 – Heritage

The Adopted Core Strategy for the City of Manchester

- SP1 – Spatial Principles
- EC1 – Employment and Economic Growth in Manchester
- EC3 – The Regional Centre
- CC1 – Primary Economic Development Focus: City Centre and Fringe

- CC9 – Design and Heritage
- T1 – Sustainable Transport
- 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
- DC22 – Footpath Protection
- 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

- Section 66 (General duty as respects listed buildings in exercise of planning functions)
- Section 72 (General duty as respects conservation areas in exercise of planning functions)

Shopfront and Signage Design Guide

- 6.2.6 (Ventilation)

Issues

Principle of Development

The application would see the installation of 2no. louvres associated with the unit's Class E use. This is ultimately considered to align with the objectives of Places for Everyone Policy JP-Strat 2, and Core Strategy policies EC1, EC2 and CC1, which support the introduction of a range of economic uses within the City Centre to develop a vibrant City Centre economy.

While it is not expected that the proposed use would create an unacceptable impact upon visual amenity or nearby heritage assets, these matters are explored below. The scheme would not result in additional amenity issues in terms of the highway or noise, subject to condition.

Visual Amenity and Heritage

Impact

While it is acknowledged that the glazing is recessed at the upper level and there has historically been louvres in these locations, the proposed louvres would be visible at street level and appear as modern interventions to the historic facades of the unit. This would detract from the historical significance of the building's external elevations.

It is noted however noted that the applicant has submitted an options analysis to show alternative locations for louvres would result in more harmful interventions into the historic shopfront.

Moreover, a laser-cut grille design has been opted for to correspond to the building's austere profile and architecture. Brass has been opted for to take cue from brass features elsewhere within the frontage. It is considered that this option would respect the significance of the listed building through its design and quality, helping to mitigate some visual harm and obscure more unsightly plant.

In view of the above and subject to a condition requiring the submission of a sample, the proposal would better integrate into the elevation and harmonise with the character of the building.

With respect to the proposal's impact on George Street and Albert Square Conservation Areas and nearby listed buildings, for the reasons outlined above and the site's prominence within the Conservation Area, it is considered that the louvres would incur a minor level of less than substantial harm on the conservation area

Assessment of Harm

As outlined above, there would be a low level of less than substantial harm to the character of the George Street and Albert Square Conservation Areas as a result of the proposed louvres.

Harms have been mitigated by utilising the least harmful exhaust location within the façade, as well as through high-quality materiality and design adhering to the visual appearance of the building.

In consideration of the proposal's public benefits as per the requirements of Paragraph 215 of the NPPF, the proposal would facilitate bringing the vacant unit into a viable commercial use in line with Core Strategy Policies SP1, EC1, EC3 and CC1.

On this basis, and subject to a condition requiring a sample, 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; saved UDP Policies DC18.1a and DC19.1 as they relate to the preservation and enhancement of Conservation Areas and Listed Buildings, 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.

Noise

The proposed louvres would facilitate the installation of ventilation equipment within the unit.

MCC Environmental Health have reviewed the application and recommended a condition for the submission of a noise impact assessment and verification report to ensure there would not be an unacceptable noise impact. Subject to a condition to this effect, the proposal would be acceptable with respect to Core Strategy Policies SP1 and DM1; as well as Saved UDP Policy DC26.

Highways + Metrolink

The proposed louvres would be within the recessed corner windows, with no overhang to the pavement.

Highway Services have reviewed the above and have no objection to the proposal. Detail is requested in relation to the proposed construction or fit-out arrangement, however given the scale of the application and its location this is not considered necessary. It is recommended that the applicant is informed of licensing, temporary pedestrian management and requirement to comply with relevant traffic laws via informative.

The site location is also adjacent to the Metrolink Line.

TfGM Metrolink have reviewed the above application and raise no objection, subject to an informative attached to the decision notice for working safely near Metrolink infrastructure.

The proposal is therefore considered to have an acceptable impact on the footway in line with Places for Everyone Policy JP-C5; Core Strategy Policy T1; as well as Saved UDP Policy DC22.

Conclusion

In consideration of the above, the proposed works would have an acceptable visual impact and are considered to not have an unacceptable adverse effect on the settings of the George Street Conservation Area and adjacent Albert Square Conservation Area, or that of any listed buildings within the vicinity. On this basis, the proposal is considered to meet the statutory test to preserve as required by Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

The proposal would neither have any unacceptable impacts with respect to the highway or noise, subject to condition.

The proposal would also meet the requirements set out in Places for Everyone Policies JP-Strat2, JP-C5, JP-P1 and JP-P2; Core Strategy Policies SP1, EC1, EC3, CC1, CC9, T1, EN1, EN3 and DM1 of the Core Strategy; saved UDP policies DC18, DC19, DC22 and DC26; and sections 12 and 16 of the NPPF.

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)

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 following drawings and documents received by Manchester City Council as the Local Planning Authority on...

18/02/2026:

- Location Plan

19/03/2026:

- The 'Heritage Statement 77 Mosley Street Manchester, M2 3FX' document prepared by Palmer Heritage Ltd dated March 2026

23/04/2026:

- Options Analysis prepared by Hybrid Planning and Development
- M&E Justification prepared by designtime

12/05/2026:

- 'External Louvres' ref: 7042-15 REVISION C

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to PfE Policies JP-Strat2, JP-C5, JP-P1, and JP-P2; Core Strategy policies SP1, EC1, EC3, CC1, CC9, T1, EN1, EN3, and DM1; saved UDP policies DC18, DC19 and DC22; Sections 12 and 16 of the NPPF; and Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990.

3)

a. Prior to the installation of the 2no. louvres on the northern corner elevation of the building hereby approved, either a scheme that demonstrates that the any plant, equipment or servicing utilising the louvre 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 the louvre, plant, equipment and/or servicing 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 operation of the louvre, plant, equipment and/or servicing, 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 louvre, plant, equipment or servicing 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 louvre, plant, equipment or servicing 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.

4)

Notwithstanding the details as set out in condition 2 above, prior to the commencement of the installation of the louvres, full and final details of the materials shall be submitted for approval by the City Council as Local Planning Authority. For the avoidance of doubt these shall include:

- a sample of the brass louvre
- details of the material and finish

The approved details shall be used in the construction of the development.

Reason - To ensure the appearance of the louvres are not adversely affected by the materials to be used in the construction of the structure. Pursuant to PfE Policies JP-Strat2, JP-P1, and JP-P2; Core Strategy policies SP1, CC1, CC9, EN1, EN3, and DM1; saved UDP policies DC18 and DC19; Sections 12 and 16 of the NPPF; and Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Metrolink
Highway Services

77A Mosley Street, Manchester, M2 3HR
Obi Property Limited, 80 Mosley Street, Manchester, M2 3FX
Advertising Right BT Inlink Outside 74, Mosley Street, Manchester, M2 3LW
Suite 3B, 80 Mosley Street, Manchester, M2 3FX
Basement Room C, Abbey House, 74 Mosley Street, Manchester, M2 3WL
Basement Room D, Abbey House, 74 Mosley Street, Manchester, M2 3WL
Unit 9, Abbey House, Mosley Street, Manchester, M2 3LW
Ground Floor Unit 6, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Mezzanine Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Suite 4A, 80 Mosley Street, Manchester, M2 3FX
Basement Room A, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Second Floor, 12 Princess Street, Manchester, M1 7AG
Ban Di Bul Restaurant, 77 Princess Street, Manchester, M2 4EG
79 Mosley Street, Manchester, M2 3LQ
12 Princess Street, Manchester, M1 7AN
Manchester Art Gallery, Mosley Street, Manchester, M2 3JL
Basement To Third Floor, 79 Mosley Street, Manchester, M2 3LQ
Suite 1B, 80 Mosley Street, Manchester, M2 3FX
Suite 1A, 80 Mosley Street, Manchester, M2 3FX
Suite 2B, 80 Mosley Street, Manchester, M2 3FX
Suite 3A, 80 Mosley Street, Manchester, M2 3FX
Fifth Floor, Abbey House, 32 Booth Street, Manchester, M2 4AB
Suite 2A, 80 Mosley Street, Manchester, M2 3FX
Fourth Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Third Floor Inscape, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Third Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
First Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Abbey House, Mosley Street, Manchester, M2 3LW
GREGGS, Ground Floor Unit 7, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Basement Room B, Abbey House, 74 Mosley Street, Manchester, M2 3WL
Ground Floor Unit 5, Abbey House, 74 Mosley Street, Manchester, M2 3FX
Cafe Nero, 80 Mosley Street, Manchester, M2 3FX
Suite 9, 80 Mosley Street, Manchester, M2 3FX
Suite 8, 80 Mosley Street, Manchester, M2 3FX
Suite 7B, 80 Mosley Street, Manchester, M2 3FX
Suite 7A, 80 Mosley Street, Manchester, M2 3FX
Suite 6B, 80 Mosley Street, Manchester, M2 3FX
Fifth Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Suite 6A, 80 Mosley Street, Manchester, M2 3FX
Suite 5B, 80 Mosley Street, Manchester, M2 3FX
Suite 5A, 80 Mosley Street, Manchester, M2 3FX
Suite 4B, 80 Mosley Street, Manchester, M2 3FX
Second Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW

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