MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000219
Application type:	Removal/variation of conditions
Proposal:	Variation of Planning Permission 140839/FO/2024 to Conditions 3 (Materials), 4 (Cleaning Method Statement), 5 (Signage Strategy) and 6 (Gate Opening Hours) to amend triggers for compliance and gate opening hours.
Site address:	Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Ward(s):	Piccadilly
Date application valid:	06 May 2026
Applicant name:	Mr James Griffiths
Agent (if any):	Mr Matthew O'Brien
Case officer:	Michael Pearson
Recommendation:	Approve
Date of recommendation:	25/06/2026

Description of site, building and/or area

The application relates to the corner colonnade of the Smithfield Buildings that begins at the junction where Tib Street intersects with Church Street and then runs half the length of the building along Tib 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 all 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 along Oldham Street maintains a consistent appearance with large, glazed shopfronts. The colonnade present along Tib Street breaks this trend, with commercial units present on a raised ground floor being accessed from two entry points, one along Tib Street and one where Tib Street and Church Street intersect. The colonnade features a façade of sandstone, as well as non-illuminated projecting signs and metal mesh screens and louvres.

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 Tib Street range from three to six storeys and date from the mid-1800s through to the early 1900s. Notable exceptions to this are the post-war multi-storey Northern Quarter car park opposite the application site and the modern apartment block, Transmission House, to the south-west of the site. 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 consent for the variation of conditions 3 (Materials), 4 (Cleaning Method Statement), 5 (Signage Strategy) and 6 (Gate Opening Hours) attached to planning permission 140839/FO/2024 to amend condition triggers for compliance and to alter gate opening hours.

The submission has been accompanied by material samples to satisfy condition 3 (Materials). Said samples feature ornate shapes and patterns, and are completed in powder coated aluminium, and will be coloured black (RAL 9005).

A cleaning method statement to satisfy condition 4 (Cleaning Method Statement) has also been received. Said statement confirms that all existing metal work will be cleaned by hand using no-abrasive measures.

To satisfy condition 6 (Signage Strategy), the submission has been accompanied by plans that confirm that the units present along the colonnade would feature external hanging signs along Tib Street. The strategy proposes that 4no hanging signs would feature along Tib Street, one per each commercial unit along the colonnade. The signs are of the same design as that of the signs found on the property's Oldham Street and Church Street elevations. The signs would be rectangular in shape, having a width of 54mm, a height of 664mm and a projection of 240mm.

Condition 6 (Gate Opening Hours) is proposed to be varied so that the approved gates and window shutters on site shall be open from 9am onwards, rather than 7am, and shall then be closed in line with the latest operating hours of the commercial units situated within the colonnade, instead of from 9pm onwards as originally approved.

Relevant planning history

140839/FO/2024 - Installation of gates and railings to ground floor openings facing Tib Street – Approved November 2024.

125050/FO/2019 - Installation of gates and railings to ground floor openings – Approved January 2020.

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.

Consultation, notification and publicity 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 received.

Highway Services – No objection received.

Relevant policies

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 C10 – Leisure and the Evening Economy
- 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 DC18 - Conservation Areas
- 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

Assessment

Principle of the Development

The submission does not seek to alter the heart of the permission but merely amend the tiggers of its conditions to allow for compliance, and a slight change to the hours of opening of the previously approved gates and window shutters. In line with this, the proposal accords with Places for Everyone Plan Policy JP-Strat1, JP-Strat2 and JP-P2, and Core Strategy Policies SP1, CC11, CC4 and C10 in principle, subject to the matters discussed below.

Visual Amenity and Heritage

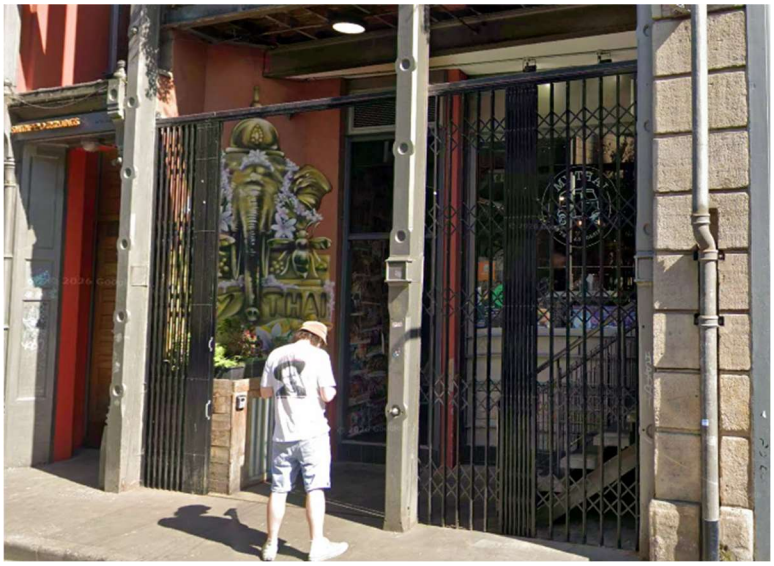
The application site, as existing, is tired in appearance with the openings in its facade being lined by metal mesh panels that obscure the colonnade and low level louvres. The original planning permission would see the removal of the aforementioned metal mesh panels, as well as the screening of low level louvres, with the installation of decorative window shutters and gates. Said permission however required material samples of this treatment to be submitted to and approved

in writing by the Local Planning Authority, prior to their installation. The submission has been accompanied by material samples (See photographs below) that illustrate that the gates and window shutters to be installed will be powder coated aluminium.



Photographs of material samples

Notwithstanding the grey colour that is shown within the photographs above, it has been agreed that the window shutters and gates will be finished in black, RAL 9005, same as that of the existing shutter to be retained on site (See photograph below), so that they blend seamlessly with the building's façade.



Photograph of metal shutter to Tib Street to be retained

In light of the above, it is considered that sufficient information has been submitted in order to satisfy the requirements of condition 3 (Materials). The proposed materials are considered to be high quality and would not detract from the appearance of the application site nor the Smithfield Conservation Area. As part of any approval said condition will be amended so that the development is implemented in accordance with the approved details.

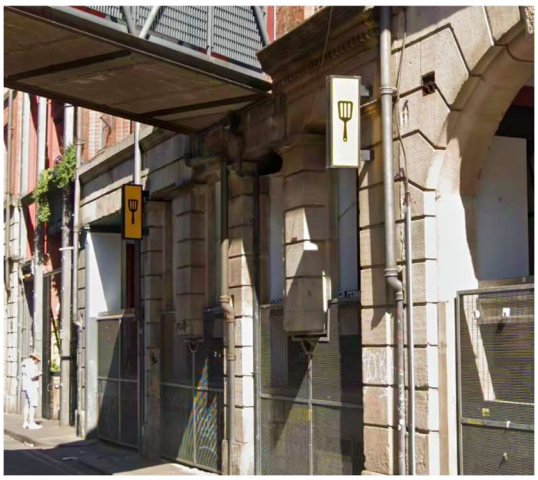
The submitted cleaning method statement confirms that existing metal work will be cleaned using non-abrasive measures. In line with this, it is considered this document satisfies the requirements of the condition 4 and in the event of an approval it can become a compliance condition.

In regard to the submitted signage strategy, the application property's features largely cohesive and consistent signage along its Oldham Street, Church Street and Tib Street elevations. This consists of rectangular hanging signs, designed with galvanised brackets, and simple individual letter fascia signs.



Existing hanging and fascia signage present on Tib Street and Church Street

Notwithstanding this, the property's Tib Street elevation features projecting signs that do not match that of the rest of the hanging signs on site (See photograph below).



Projecting signs along Tib Street

The proposed signage strategy would see the removal of all projecting signs along the site's colonnade on Tib Street. In place of the existing signs, 4no rectangular non-illuminated hanging signs, the same design as that present elsewhere on the property would be installed at fascia height, same as that present along the property's Oldham Road and Church Street elevations. It is considered that said strategy would help unify the appearance of the application site to the benefit of its overall appearance, as well as that of the wider street scene and Smithfield Conservation Area.



Visualisations of proposed signage

Subject to conditions that would require the development to be implemented in accordance with the approved details, it is considered the proposals would have a minor beneficial impact on the appearance of the application site, local street scene and Smithfield Conservation Area, all in accordance with Places for Everyone Plan Policy JP-P2, Core Strategy Policies SP1, CC9, EN1, EN3 and DM1, and Saved Unitary Development Plan Policy DC18, the National Planning Policy Framework, and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Residential Amenity and Anti-Social Behaviour/Crime

The original planning permission issued on site was supported by information that made clear that the window shutters and gates were required to properly secure the colonnade that has become subject to anti-social behaviour during hours of closure. As part of this permission, condition 6 (Gate opening hours) required that the gates be open during the hours 7am – 9pm in the interest of maintaining an open appearance on site. The wording of this condition has created issues with the occupiers on site with their hours of opening clashing with the approved opening and closing times approved, in that the shutters and gates are required to be open before the units on site open and then close before the end of their daily hours of opening. It is proposed that in order to avoid these issues, the hours that the gates and window shutters are required to be open will be amended so that they are open from 9am, rather than 7am, and will then close in line with the latest closing times of the units within the colonnade, this currently being 10pm rather than 9pm. It is considered that the alteration of these hours of opening would have a negligible impact on neighbouring amenity, as well as the risk of an increase in anti-social/criminal behaviour.

No objection has been received by Environmental Health. On this basis and in light of the above, the proposal is considered to be acceptable in regard to neighbouring amenity and anti-social/criminal behaviour and is in accordance with Core Strategy Policies SP1 and DM1, Saved Unitary Development Plan Policy DC26, and the National Planning Policy Framework.

Highway Safety

The proposed alterations would not change how the approved development interacts with the public highway. No objection has been received by Highway Services. On this basis, the proposal is acceptable in this respect and 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 providing a safe and secure environment for multiple commercial units, within a prominent area of the City Centre, 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, C10, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18 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 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 acted positively in determining this application by assessing the proposal against relevant planning policies and all material considerations. The nature of the scheme has not necessitated further discussions with the applicant. On this basis it is decided to grant planning permission in accordance with the presumption in favour of sustainable development.

Recommendation: Approve

Conditions attached to this decision

1) The development must be begun not later than 22/11/2027.
Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

- Drawing - Proposed 137-L04_REVD TIB STREET ELEVATION & PLAN
- Drawing - Proposed 137-L05_REVD ELEVATION & SECTION BB
- Drawing - Proposed 137-L06_REVD ELEVATION & SECTION BB
- Drawing - Proposed 137-L07_REVD ELEVATION & SECTION CC
- Drawing - Proposed 137-L08_REVD ELEVATION & SECTION DD

All received by the City Council, as Local Planning Authority, on 21/11/2024.

- Material Samples (As inspected on site on 15/06/2026)
- Email Correspondence RE RAL Colour (Prepared by O'Brien & Noel; Dated and received 16/06/2026)
- Signage Strategy (Prepared by O'Brien & Noel Architects; Dated 22/09/2024)
- HMS-Smithfield-01 Revision P2: Tib Street Elevation: Balustrade, Gates & Railing Design Type A
- HMS-Smithfield-02 Revision P2: Tib Street Elevation: Balustrade, Gates & Railing Design Type B
- HMS-Smithfield-03 Revision P2: Tib Street Elevation: Balustrade, Gates & Railing Design Type C
- HMS-Smithfield-04 Revision P1: Tib Street Elevation: Balustrade, Gates & Railing Design Type D
- HMS-Smithfield-05 Revision P1: Tib Street Elevation: Balustrade, Gates & Railing Design Type E
- HMS-Smithfield-06 Revision P1: Tib Street Elevation: Balustrade, Gates & Railing Design Type F
- HMS-Smithfield-07 Revision P1: Tib Street Elevation: Balustrade, Gates & Railing Design Type G
- HMS-Smithfield-08 Revision P1: Tib Street Elevation: Balustrade, Gates & Railing Design Type H
- HMS-Smithfield-09 Revision P1: Tib Street Elevation: Balustrade, Gates & Railing Design Type J
- Maintenance Instructions & Cleaning for Galvanised Steel (Prepared by HMS Welding Limited)
- Email correspondence RE Existing Metalwork Methodology (Prepared by O'Brien & Noel; Dated and received 24/06/2026)

All received by the City Council, as Local Planning Authority, on 06/05/2026, 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 adopted Core Strategy for the City of Manchester and saved policy DC18 of the Unitary Development Plan for Manchester (1995).

3) The development hereby approved shall be completed in accordance with the material samples inspected on site on 15/06/2026, which shall be coloured RAL 9005 with all associated fixing points to be coloured to match.
Reason - In the interest of visual amenity and as the development affects the setting of a conservation area pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC18 of the Unitary Development Plan for Manchester (1995).

4) The property's existing metalwork shall be made good in accordance with the email correspondence RE Existing Metalwork Methodology (Prepared by O'Brien & Noel), received by the City Council as Local Planning Authority on 25/06/2026. The approved works shall be implemented as part of the development and be retained and maintained thereafter.
Reason - To ensure that a satisfactory restoration and repair of the exterior of the building and in the interest of visual amenity pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC18 of the Unitary Development Plan for Manchester (1995).

5) The development hereby approved shall display external signage in accordance with the approved Signage Strategy (Prepared by O'Brien & Noel Architects; Dated 22/09/2024), received by the City Council as Local Planning Authority on 06/05/2026, for its lifetime.
Reason – In the interest of visual amenity, pursuant to policies SP1, EN1 and DM1 of the Core Strategy, and the National Planning Policy Framework.

6) The gates and window shutters/openings on Tib Street hereby approved, shall remain open from no later than 9am daily (Including Sundays and Bank Holidays) and then be closed each day in line with the business hours of the latest closing tenant located along the site's colonnade.
Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012), and the National Planning Policy Framework.