MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	OTH-2026-000488
Application type:	Non-Material Amendment
Proposal:	Non Material Amendment to amend condition 1 attached to planning permission ref no 144894/FO/2026 to amend completion date for installation of artwork.
Site address:	Unit DD 1 Cross Street Manchester M2 1HX
Ward(s):	Piccadilly
Date application valid:	27 May 2026
Applicant name:	Hotel Chocolat
Agent (if any):	Mr Sam Harper
Case officer:	James Bridgman
Recommendation:	Approve
Date of recommendation:	16 June 2026

Description of site, building and/or area

The site relates to a ground floor commercial unit in the Arndale shopping centre located at 1 Cross Street. The unit was the former branch of the bank of Halifax that was vacant for a number of years.

The proposal site is located in Manchester City Centre and therefore the surrounding area has a wide variety of uses including, residential, offices, restaurants, cafes, bars, retail and commercial outlets in the immediate area with associated advertisements on their respective buildings.

The building is not listed, and it is not located within a Conservation Area. The site is located adjacent to St Ann's Square Conservation Area, the boundary of which runs through the centre of Cross Street. The applicant site is directly opposite the Grade II listed Royal Exchange on the other side of Cross Street, so the proposals should be considered within the context of the adjacent conservation area and listed buildings.

Hotel Chocolat opened within the last year with shopfront alterations and signage. Earlier this year a retrospective application 144894/FO/2026 for the retention of the existing shopfront and a proposed mural was approved.

Description of development

Non-material amendment is sought to amend the time trigger for condition 1 attached to 144894/FO/2026.

Condition 1 of 144894/FO/2026:

The hand painted mural hereby approved shall be installed within 3 months from the date of this decision and by no later than 5 June 2026. Reason: In the interests of visual amenity pursuant to policies SP1, DM1 and CC9 of the Core Strategy for the City of Manchester.

Relevant planning history

144894/FO/2026 - Retention of shopfront with proposed mural. Decision: Approve with Conditions

142254/AO/2025 - Retention of projection sign and installation of hand painted mural. Decision: Approve

142253/FO/2025 – Retention of external alterations to shopfront. Decision: Refused 2.9.25

142254/AO/2025 - Installation of 1no. internally illuminated sign, 1no. internally illuminated fascia sign and 1no. internally illuminated projecting sign. Decision: Approved 11.06.2025

Consultation, notification and publicity responses

Consultations

N/A

Notifications and publicity

N/A

Assessment

The applicant is seeking to agree an extension for the time period for the installation of the hand paint mural as required by Condition 3 of planning permission 144894/FO/2026. as the specialist painter is not able to install the mural with the current time period.

It is stated that the mural would be installed by 31st July 2026.

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.

Recommendation: Approve

Reasons for approval

1) The proposed seeks to alter the compliance period for condition 3 and following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any material alterations to the planning approval.

   Amended Conditions of 144894/FO/2026

1) The hand painted mural hereby approved shall be installed by no later than 31 July 2026.

   Reason: In the interests of visual amenity pursuant to policies SP1, DM1 and CC9 of the Core Strategy for the City of Manchester.