03 July 2026

VIA PLANNING PORTAL

Thomas Quille

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Manchester City Council
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Dear Sir/Madam,

FULL PLANNING APPLICATION FOR THE INSTALLATION OF LOUVRES TO THE SHOPFRONT AND ASSOCIATED WORKS

102 MARKET STREET, MANCHESTER, M1 1PB

PLANNING PORTAL REF. PP-14984487

Savills is instructed by Wasabi Co Limited ("Wasabi") to submit a full planning application to Manchester City Council ("the Council") for the installation of louvres to the shopfront and associated works ("proposed development") at 102 Market Street, Manchester, M1 1PB ("the Site").

Accordingly, please find enclosed:

- Application form and Ownership certificate;
- Various drawings including:
  - Site Location Plan
  - Existing Elevations and Sections;
  - Proposed Elevation and Sections;
  - Proposed HVAC Details
- Wasabi Maintenance Regime
- Design Appraisal (Savills)
- Acoustic Assessment (prepared by ACA Acoustics); and
- Odour Control & Ventilation Assessment (prepared by Spiritus).

Payment of the appropriate fee of £588.00 has been made via the Planning Portal.

Site Description

This application relates to the proposed Wasabi Store, situated on the corner plot of Market Street and Fountain Street. The premises comprises of the ground floor and basement of the building, which will house the retail and food preparation operations at the Site. Access to the retail unit is taken from the pedestrianised frontage at Market Street. A previous planning application confirms that there are plans to convert the upper floors of 102 Market Street to residential uses. Although situated within the Upper King Street Conservation Area, the property itself is not listed. It does, however, sit immediately adjacent to the Grade II listed Rylands Building at 109–127 Market Street, with the adjacent Primark building also being identified as a non-designated heritage asset.

Market Street falls within the allocated City Centre Primary Shopping Area, and is therefore considered one of Manchester's key retail streets, with neighbouring occupiers including Mango and PureGym to the east and a Primark store to the west. Market Street is pedestrianised whilst Fountain Street allows through traffic, with a signal-controlled pedestrian crossing located adjacent to the retail unit.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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The Site was formally occupied by EE as one of their operating mobile phone shops, however has been vacant since at least early 2025, following the opening of their replacement shop at 33 Market Street in June 2024. The Site has since lied vacant and is currently boarded up.

Planning History

The relevant planning history associated with the premises, is as follows:

- **141487/P3MAP/2024:** Prior Approval for change of use of commercial floorspace to 9x self-contained units with associated cycle and refuse storage. Decision issued 6 January 2025.
- **141210/AOH/2024:** Temporary display of externally illuminated advertisement hoarding for a period of 33 weeks. Approved December 2024
- **145601/FO/2026:** Full planning permission for the installation of louvres. Refused 28 May 2026.

A previous full planning application was submitted by Savills on behalf of Wasabi Co. Ltd, to Manchester City Council in on the 2 April 2026 (ref. 145601/FO/2026). The previous application comprised of the replacement of an existing glazed panel on the Fountain Street elevation with high-level louvred grilles and with powder-coated infill panels positioned below. An extract of the proposal is shown below:



Previous louvre application design

This application was previously refused for two reasons: firstly, the submission of insufficient information relating to potential noise, fume and odour impacts; and secondly, the introduction of an unattractive and incongruous feature to the building.

Following engagement with the LPA during the determination of the previous application, and having regard to consultee feedback, the current submission has been revised to address these concerns. The proposal incorporates the comments and recommendations provided by the LPA and is supported by additional technical information specifically intended to overcome the previous reasons for refusal. The revised proposal is outlined below.

Proposed Development

The application seeks planning permission for the installation of louvres to the shopfront on Fountain Street and its associated works, to facilitate the occupation of the unit as a Wasabi store.

The proposed louvres are required to accommodate the mechanical ventilation and extraction system serving the unit, enabling the cooking and food preparation activities associated with a typical Wasabi operation. The

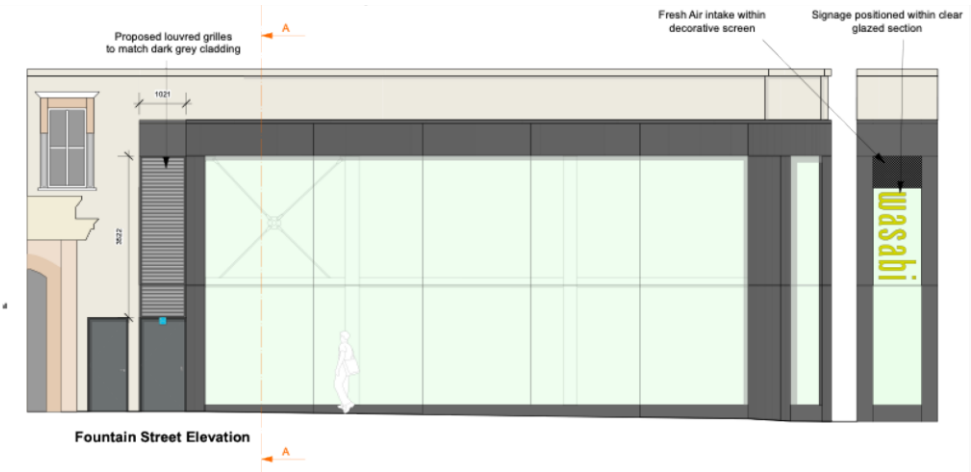
ventilation and extraction equipment is essential to ensure the effective management of heat, fumes and odours generated by the use.

The design and siting of the proposed louvres have been carefully reviewed and refined to minimise their visual impact whilst ensuring that the operational requirements of the unit can be satisfactorily accommodated. In response to concerns raised in relation to the previous louvre application, the location and design of the louvre have been amended to reduce its prominence and better integrate it with the existing building.

Unlike the previously submitted louvre scheme, the revised proposal does not require the removal of any existing glazing on the Fountain Street elevation. Instead, the proposal comprises a slim vertical louvred decorative grille positioned directly above the existing fire exit. The proposed louvre will be finished in a colour that matches the existing metalwork on the Fountain Street elevation (RAL 7016), ensuring a cohesive appearance and helping the feature blend with the wider shopfront design. This design approach follows engagement with Manchester City Council planning officers who confirmed that this was their preferred design option following the submission of a design appraisal document as part of the previous application.

A small section of existing glazing on the corner elevation of the ground-floor unit (identified below) is proposed to be replaced with a fresh air intake louvre. This element is required to provide the necessary supply of fresh air to the unit and forms an integral part of the proposed ventilation strategy. The clear glazed panel located beneath the proposed grille will remain unchanged and retained as part of the existing shopfront arrangement. Whilst the current application relates solely to the ventilation infrastructure, it should be noted that a separate application will be submitted in due course seeking advertisement consent for the installation of illuminated signage. This will be considered independently of the current proposal.

Both the Fountain Street louvre and the fresh air intake louvre on the corner façade will incorporate decorative screening to minimise their visual impact and ensure a high-quality appearance within the street scene. The design of the screens has been informed by the architectural character of the surrounding area and reflects similar detailing and treatments already present on nearby buildings and commercial frontages. This approach was supported by the LPA through feedback provided in relation to the previous application and associated appraisal, and has therefore been incorporated into the revised scheme to respond directly to these comments. An extract of the proposal is set out below:



Proposed louvre application design

Planning Policy

This section identifies the relevant planning and land use documents which have informed the proposed development. The below policies have been considered and assessed against within this application. This

section does not attempt to be exhaustive, and inclusion or omission does not necessarily indicate the importance or weight to be applied in the planning balance.

National Planning Policy

National Planning Policy Framework (December 2024)

The National Planning Policy Framework (NPPF) was revised in December (2024) and is the framework for the Government's planning policies for England. Section 2 of the NPPF (Achieving Sustainable Development) states that the "*purpose of the planning system is to contribute to the achievement of sustainable development*". Therefore, economic, social and environmental objectives must be delivered through the preparation and implementation of plans. The NPPF includes a presumption in favour of sustainable development where applications either accord with an up-to-date development plan or where the benefits of the proposal outweigh any adverse effects.

Section 6 (Building a strong, competitive economy), paragraph 85 opens with an important introductory statement:

"Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future".

Section 15 (Conserving and enhancing the natural environment), paragraph 187(e) speaks of preventing new and existing development from unacceptable levels of pollution, including from noise. It states that "development should, wherever possible, help to improve local environmental".

Section 16 (Conserving and enhancing the historic environment) notes design should be sustainable and should conserve heritage assets. The NPPF provides general advice on design and the conservation of heritage assets, to be read alongside the presumption in favour of sustainable development. Paragraph 202 of the NPPF, amongst other matters, seeks the conservation of heritage assets in a manner "appropriate to their significance". Paragraph 214 notes:

"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss."

Local Planning Policy

Manchester's Local Development Framework – Core Strategy (July 2012)

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004) (as amended), applications should be determined in accordance with the development plan unless other material considerations indicate otherwise. The development plan relevant to the application site is the Manchester Local Plan – Core Strategy (July 2012) and the most pertinent policies are listed below:

- **Policy CC 1 (Primary Economic Development Focus: City Centre and Fringe)** notes that the provision of a range of economic development uses, such as retail, will be encourage in the City Centre in line with Policy C1, to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre.

- **Policy CC 9 (Design and Heritage)** requires buildings to be of the highest standards in terms of

appearance and function, with particular attention to be given to the City Centre context and character, and heritage assets should be preserved or enhanced.

- **Policy EN 3 (Heritage)** states proposals will be encouraged where the distinct historic and heritage features of its districts and neighbourhoods, are complemented and used to the advantage of the development.

- **Policy EN 16 (Air Quality)** required the Council to assess the appropriateness of new developments by taking into consideration the impacts on air quality.

- **Policy DM 1 (Development Management)** states all development proposals should have regard to the effects on amenity, including noise, air quality, and odours.

Shopfront and Signage Design Guide

The Council have adopted a Shopfront and Signage Design Guide, which is a material consideration relevant to the assessment of this application. The most relevant points are summarised below:

Ventilation

- The design, size, location and appearance of new equipment should avoid adverse impacts on the street scene or the character of the shopfront.
- Ventilation louvres, grilles and other M&E equipment that materially alter a shopfront's appearance will generally not be supported, particularly where alternative locations (such as the rear elevation, roof or internal risers) are available.
- Where installation on a shopfront is unavoidable, it should be discreet and well-integrated into the overall elevation. Within listed buildings, non-designated heritage assets and conservation areas, such installations will only be supported in exceptional circumstances.

Assessment

This section assesses the proposed development within the context of the previously identified national and local planning policy.

Principle of Development

The proposed scheme will enable Wasabi to meet its operational requirements within the unit whilst bringing a currently vacant premises back into active and productive use. In doing so, the development will make a positive contribution to the vitality and vibrancy of this section of the high street, creating a more attractive and active frontage that benefits local businesses, employees, and visitors alike.

In accordance with Paragraph 85 of the NPPF, significant weight should be given to supporting economic growth and productivity, taking account of both local business needs and wider development opportunities. The proposal aligns with these objectives by facilitating investment in a vacant commercial unit, supporting employment opportunities, and enhancing the overall attractiveness and functionality of the town centre. Confirmation of support for this was offered within the Officers Report for the previous planning application, subject to satisfying other matters which have been comprehensively addressed through this submission. Therefore, the principle of development is considered acceptable.

Design and Heritage

Prior to the submission of this application, an extensive review was undertaken to assess potential ventilation strategies for the site. The proposal represents the most practical and feasible solution for providing the necessary ventilation infrastructure. Owing to the configuration of the building and its attachment to adjoining properties on neighbouring elevations, there is no viable internal route for ductwork to reach roof level. As such,

the Fountain Street and Market Street elevations are the only realistic locations through which the ventilation system can be accommodated. This approach also provides operational advantages including reduced fire strategy complexity, lower energy use and associated cost. This is expanded on in greater detail within the Design Appraisal document which accompanies this submission.

The previously submitted louvre application was refused due to the louvres siting, scale, appearance. The design response has therefore focused on minimise visual impact and ensure that the louvres are integrated within the existing building elevations.

Regarding the louvres siting, the louvres are proposed to avoid the glazed elevation to Fountain Street, thereby maintaining transparency and active frontage at street level. The appearance of the louvres are aligned with the shopfront framing and finished in materials and colours that complement the wider composition. The scheme has also see the inclusion of decorative screens to minimise visual impact of the development on the surrounding street-scene, therefore avoiding exposed plant equipment. This will provide a higher quality visual finish compared to that of the previously refused scheme. As a result, the proposed development will not adversely impact the street scene or the appearance of the shopfront in line with the ambitions of the Shopfront and Signage Design Guide. The scale of the proposed louvre has also been reduced, with it also set back within the façade which in turn further reduces the visual impact.

With the above design alterations in mind and in the context of heritage considerations, the proposed development therefore would not result in the loss of historic fabric, nor would they disrupt any architectural features or key views within the conservation area. The louvres are modest in scale, sensitively positioned and contained within the existing modern shopfront. As such, the revised scheme will preserve the character and appearance of the conservation area by avoiding harm to its significance and to that of neighbouring Listed Buildings and non-designated heritage asset.

Overall, this approach represents a considered design solution that balances the operational requirements of the proposed use with the need to preserve and enhance the character of the surrounding townscape. Significantly, the proposed design option and associated decorative screen have been developed following detailed engagement with the LPA and directly respond to the recommendations and preferences expressed through that engagement. Given the positive amendments to this application compared to that of the previous one, the proposal accords with Core Strategy Policies CC9 and EN3.

Amenity

The Acoustic Assessment submitted as part of the application identifies the upper floors of the application site as the closest potential noise sensitive receptors (NSRs). It is confirmed that the closest window is located 2.1 meters above the proposed louvre. Notably the closest window to the proposed louvre is a void within a stairwell, therefore does not form a relevant NSRs. The Acoustic Assessment which accompanies this submission assesses that with the inclusion of mitigation treatments to the 1no. extraction louvre would effectively mitigate noise disturbance. Therefore, the noise levels will remain under the recommended background noise levels, and the cumulative noise impacts will not be adverse or create any significant harm to the surrounding amenity of the locality in accordance with the ambitions of Local Plan Policy DM1 and NPPF Paragraph 187.

The Odour Assessment demonstrate that the proposed extraction system can operate without giving rise to unacceptable impacts in respect of odour and fumes. As part of this application, a revised ventilation solution is proposed with the design revised so that the kitchen extract is not reliant on carbon filtration alone. The abatement train will now include canopy baffle filters for primary grease removal, followed by Purified Air ESP1500 units for fine particulate, smoke, grease aerosol and mist removal, followed by MFU filtration/carbon modules for gaseous-phase odour polishing. The ESP stage is therefore included as a dedicated non-carbon abatement stage before discharge. Further details associated with the filtration system can be found within the accompanying Odour report.

Further to what was submitted as part of the previously submitted louvre application, and in direct response to the Environmental Health Officers (EHO) comments, a full maintenance and cleaning strategy is submitted identifying the daily, weekly, monthly and annual cleaning requirements. A side on view drawing of the system identifying all the filters, fume and odour abatement equipment, fans and inspection hatches from the cooker hood to the louvre is also provided.

The odour assessment also identifies the odour sources on the site as 'light duty electric cooking' including boiling, reheating and simmering. Notwithstanding this, the kitchen extract is treated as a high risk arrangement for planning and Environmental Health purposes. The mitigation strategy has therefore been upweighted to provide a high level of odour, grease, aerosol and vapour control before discharge. It is subsequently assessed that the ventilation strategy can avoid harmful impacts considered a robust and proportionate mitigation strategy that is consistent with Policies DM1 and EN16 and paragraph 187 of the NPPF.

Summary

In summary, the proposed development seeks planning permission for the installation of louvres to the shopfront on Fountain Street and its associated works, to facilitate the occupation of the unit as a Wasabi store. The proposal represents a necessary and proportionate intervention that will enable the unit to be brought back into active commercial use, supporting the vitality and viability of this part of the city centre. The scheme has been comprehensively revised in response to the previous refusal and subsequent discussions with the LPA and feedback from the EHO.

The current proposal has been specifically designed to address the concerns previously raised in relation to visual impacts with the design reflective of recommendations and preferences of Manchester City Council. It is therefore considered that the proposed louvres is considered acceptable in respect of amenity and design principles and sits comfortably within the building, the surrounding street scene, and the local character and setting.

The application is also supported by additional technical information demonstrating that the proposed ventilation and extraction system can operate without giving rise to unacceptable impacts on the amenity of neighbouring occupiers. As such, the proposal directly responds to the previous reasons for refusal and provides a robust and deliverable solution that balances operational requirements with design and amenity considerations.

Overall, the proposed development is proportionate and has been carefully considered, making it operationally necessary, design-led, and policy compliant. The development preserves the character and appearance of the conservation area, raises no unacceptable amenity impacts, and delivers clear benefits to the City Centre Primary Shopping Area by supporting the occupation of a prominent, corner-plot vacant unit, to which significant weight should be applied to, in line with NPPF Paragraph 85.

I trust that the enclosed is in order and I look forward to receiving confirmation of registration in due course. Should you require any further information to support the application, please do not hesitate to contact me.

Yours sincerely,



Thomas Quille
Senior Planner

Enc. As above