

Planning

Delegated Officer Report

Summary of application details

Application reference:	145518/FO/2026
Application type:	Full planning permission
Proposal:	Elevational alterations consisting of recladding elements of levels 4 & 5
Site address:	Agecroft House 34 Copperas Street Manchester M4 1HQ
Ward(s):	Piccadilly
Date application valid:	18 May 2026
Applicant name:	Mr Duncan Westbrook
Agent (if any):	Mr Stephen Bold
Case officer:	Sam Elliott
Recommendation:	Approve
Date of recommendation:	08/07/2026

Description of Site, Building and/or Area

The application building is located at the junction of Hare Street, Edge Street and Copperas Street in the city centre of Manchester. Agecroft House is a six-storey (excluding basement) multi-occupancy property consisting of a commercial unit to the ground floor with sole access to the basement and 29no apartments to the remaining floors. The flats are a mix of one and two bedrooms with a building height approximately 12.42m from the adjacent ground level to the upper floor level on level 5. At present, there is an external wall silver ACM cladding solely to the top two floors (levels 4 & 5).

The application site is located within the Smithfield Conservation Area, though is a modern building and is not considered a positive contributor to its setting. The building is seen in the same context as the Grade II listed Nos. 104 And 106 High Street and the Former Wholesale Fish Market.

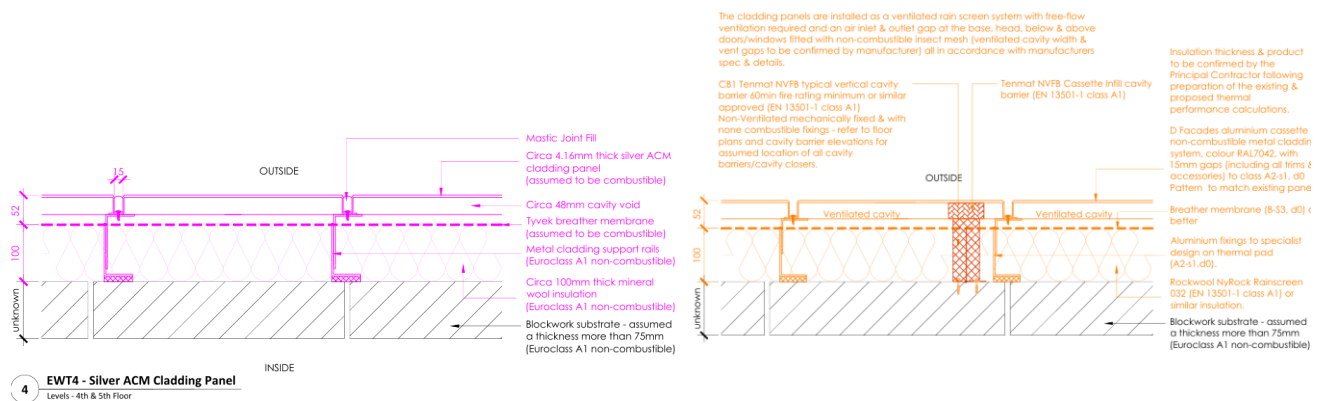
The site is within the Northern Quarter area of the City Centre and is therefore surrounded by commercial Class E and residential uses, notably with a vibrant and active street setting along Edge Lane with several external seating areas for businesses.

Description of Development

The proposal seeks planning permission for the replacement of existing cladding materials with non-combustible cladding materials.

The existing combustible ACM cladding (EWT4) to levels 4 & 5 would be removed and replaced with DFacades PPC Aluminium cladding with fixed non-combustible cassette system (including all trims & accessories) to class A2-s1,d0 and in a matching RAL 7042 colour.

As existing, there would be no additional build up from the elevation, and the cladding would be joint fixed with a matching 15mm gap between panels.



Relevant planning history

No relevant planning history.

Consultation, notification and publicity responses

Consultations

MCC Environmental Health:

No comment.

MCC Highways Services:

No objection, subject to condition:

- The proposals are within the red line boundary and would not impact upon the adopted highway, pedestrian access, circulation or the external highway network
- The applicant should engage with businesses and residents of Edge Street to inform them of the works, and take measures to minimise disruption.
- A pre-commencement CMP condition is recommended.

Notifications and publicity

Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced, publicising the scheme as affecting the setting of a listed building and conservation area. At the time of writing this report, no representations have been received due to this notification or publicity

Relevant policies

The following policies are considered relevant to this application:

Places for Everyone

- JP-Strat2 – City Centre
- JP-S1 – Sustainable Development
- JP-S4 – Resilience
- JP-P1 – Sustainable Places
- JP-P2 – Heritage
- JP-P6 – Health
- JP-C5 – Streets for All

The Adopted Core Strategy for the City of Manchester

- SP1 – Spatial Principles
- CC9 – Design and Heritage
- T1 – Sustainable Transport
- EN1 – Design Principles and Strategic Character Areas
- EN3 – Heritage
- EN19 – Waste
- 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 8 (Promoting Healthy and Safe Communities)
- 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)

Assessment

Principle of Development

The proposal seeks to replace the existing brickwork and metal cladding on the building with non-combustible cladding of the same appearance to ensure compliance with current fire regulations. The principle of the development is considered to be acceptable as the works will address fire safety concerns with the building.

These works to replace the existing brickwork and cladding are considered to be necessary following the Grenfell disaster and the publication of numerous advice notes and guidance issued by MHCLG regarding external façades and cladding systems (with the most recent dated January 2020) along with the publication of the Building (Amendment) Regulations 2018 (S.I. 2018/1230) banning certain cladding materials, there is a clear need for owners to determine the suitability and sufficiency of the materials used in the external façade construction and importantly whether or not the external facades are meeting the recommendations contained within the said advice notes and guidance.

Fire Safety

The proposed works follow 2no. intrusive surveys & subsequent Fire Risk Appraisal for External Walls (FRAEW) carried out by OCTA Fire Engineering [Ref: OF00178 version 01 dated 25-02-2025]. The OCTA report assessed the fire safety of the external wall systems and cladding and made recommendations for remedial works.

OCTA Fire recommend the removal of all combustible ACM cladding (EWT4) to levels 4 & 5 and replace with materials achieving a minimum of A2-s1, d0 as outlined within the current Approved Document B to comply with the Building Regulations. They also recommend the installation of

robust and effective cavity barriers to EWT4 in accordance with the current Approved Document B to comply with the Building Regulations.

In consideration of the above, the Local Planning Authority accepts the need to ensure buildings are safe from fire and address risk in line with Places for Everyone Policies JP-S1, JP-S4, JP-P1 and JP-P6; Core Strategy Policies SP1 and DM1; as well as Section 8 of the NPPF.

The Fire Safety team at the Health and Safety Executive were not consulted as the building is not 7 storeys or at least 18 metres high and does not constitute a High-Risk Building. The efficacy of the replacement measures will be assessed at Gateway 2 and 3 stages and is not a material consideration for this planning application.

Visual Amenity and Impact on Heritage Assets

The application site is a modern building within the Smithfield Conservation Area and within the setting of the Grade II listed Nos. 104 And 106 High Street and the Former Wholesale Fish Market.

The application building features three tiers of cladding, with a blue cladding to the ground floor, a denser arrangement of smaller grey cladding panels to the 2nd and 3rd floors, and larger cladding panels in a similar grey to the upper 4th and 5th floors. The proposal solely relates to the 4th and 5th floors, which by virtue of their setback and position within the street scene are not prominent within the setting.

The proposed composite metal cladding would be matching in appearance to that of the existing building. The applicant has confirmed via correspondence (received 07/07/2026 RE: Cladding Finish) that the cladding would be an Interpon aluminium in a matching colour with a similar sheen finish to the existing cladding. This is considered acceptable and in the event of an approval it is recommended that a condition is attached to the decision to require submission of a sample.

Additionally, the proposals would not result in an increase in the depth or protrusion of the external facades of the building. The replacement composite cladding would be discretely fixed within the joints between cladding panels, as is the case with the current means of fixings.

The proposed reclad is therefore not considered to result in a discernible change in appearance to the building. It would not have a significant impact on the character of the existing building or the street scene; nor is it considered to result in any discernible harm to the significance of the setting of the Smithfield Conservation Area or that of the Grade II listed buildings nearby. It is therefore not considered necessary to weigh the proposal's impact against its public benefits as per Section 16 of the NPPF.

On this basis, the proposal is considered to comply with Places for Everyone Plan Policies JP-Strat2, JP-P1 and JP-P2; Core Strategy Policies SP1, CC9, EN1, EN3 and DM; saved UDP Policies DC18 and DC19; Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990; as well as Sections 12 and 16 of the NPPF.

Residential Amenity

Environmental Health have reviewed the scheme and had no comment to make on the application.

The applicant has subsequently stated in correspondence dated 03/07/2026 RE: Acoustic Performance that the proposed cladding is to achieve the same levels of acoustic

insulation/noise breakout as the existing. In the event of an approval, a condition is recommended requiring the applicant to demonstrate that the acoustic performance of the new cladding is no worse than at present.

Subject to the above, the proposal is considered to comply with Core Strategy Policies SP1, DM1 and saved UDP Policy DC26 as they relate to noise disamenity.

MCC Highways Services have reviewed the application and recommend a condition requiring a Construction Management Plan (CMP), with measures to control noise, vibrations and dust. In the event of an approval, a condition to this affect is recommended.

Subject to the above, the proposal is considered to comply with Core Strategy Policies SP1, EN19 and DM1 and saved UDP Policy DC26 as they relate to noise disamenity.

Access and Impact upon The Public Highway.

MCC Highways Services have reviewed the application, and are satisfied with the scheme subject to the above recommended CMP condition. Informatives are also recommended to make the applicant aware of requirements over licensing, event and traffic management, and to engage with local residents and businesses to ensure minimal disruption.

Subject to the above, the proposal is therefore considered acceptable with respect to Places for Everyone Policies JP-C5 and JP-P1; and Core Strategy Policies SP1 and T1 as they relate to impacts on pedestrians and the public footway.

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.

Conclusion

The proposal would not have a significant impact on the appearance of the building or the street scene, nor would it discernibly harm the setting of the Smithfield Conservation Area or that of any listed building in the vicinity. Noise impacts would be controlled via conditions for acoustic verification of the new cladding as well as via a CMP condition. Other amenity impacts during construction would moreover be covered by this CMP condition.

The proposal is considered to comply with Places for Everyone Plan Policies JP-Strat2, JP-S1, JP-S4, JP-P1, JP-P2, JP-P6 and JP-C5; Core Strategy Policies SP1, CC9, T1, EN1, EN3 and DM1; saved UDP Policies DC18, DC19, DC22 and DC26; Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990; as well as Sections 8, 12 and 16 of the NPPF.

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.

Conditions attached to this decision

1) Time

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) Approved Plans and Documents

The development hereby approved shall be carried out in accordance with the following drawings, documents and correspondence received by Manchester City Council as the Local Planning Authority:

Plans

- Location Plan
- AH-AFL-ZZ-XX-DR-A-00100 rev P4
- AH-AFL-ZZ-04-DR-A-20104 rev P3
- AH-AFL-ZZ-05-DR-A-20105 rev P3
- AH-AFL-ZZ-ZZ-DR-A-20200 rev P3
- AH-AFL-ZZ-ZZ-DR-A-20201 rev P3
- AH-AFL-ZZ-EL-DR-A-20202 rev P2
- AH-AFL-ZZ-ZZ-DR-A-67200 rev P3
- AH-AFL-ZZ-ZZ-DR-A-67201 rev P3
- AH-AFL-ZZ-EL-DR-A-67202 rev P2
- AH-AFL-ZZ-ZZ-DR-A-67400 rev P3

All received 02/07/2026

- AH-AFL-ZZ-ZZ-DR-A-21400 P5
- AH-AFL-XX-XX-DR-A-21401 P5
- AH-AFL-XX-XX-DR-A-21402 P2
- AH-AFL-XX-XX-DR-A-21403 P2
- AH-AFL-XX-XX-DR-A-21404 P1

All received 02/07/2026

Documents

- Design and Access Statement Document ref: AH-AFL-XX-XX-DAS-A-21001-P1
- Risk Associated with Site Works: Project Number: 254108, General Risk Assessment Summary: 254108-AH-AFL-XX-ZZ-RP-A-81001 Revision: P1 10-09-2025
- Risk Assessment: Project Number: 254108 Specific Risk Assessment Schedule: 254108-AH-AFL-XX-ZZ-SH-A-81002 Revision: P1 11-09-2025
- Fire Risk Appraisal for External Walls (FRAEW) carried out by OCTA Fire Engineering [Ref: OF00178 version 01 dated 25-02-2025]

All received 25/03/2026

- HERITAGE & DESIGN ACCESS STATEMENT dated May 2026

All received 18/05/2026

Correspondence

- RE: Acoustic Performance received 03/07/2026
- RE: Cladding Finish received 07/07/2026

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Places for Everyone Plan Policies JP-Strat2, JP-S1, JP-S4, JP-P1, JP-P2, JP-P6 and JP-C5; Core Strategy Policies SP1, CC9, T1, EN1, EN3, EN19 and DM1; saved UDP Policies DC18, DC19, DC22 and DC26; Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990; as well as Sections 8, 12 and 16 of the NPPF.

3) Cladding Material

- a) The cladding applied to the external elevations of the development shall be carried out in accordance with the D Facades aluminium cassette non-combustible metal cladding system approved by the City Council as the local planning authority.
- b) The fixing details of the cladding applied to the external elevations of the development shall be carried out in accordance with the following drawings approved by the City Council as the local planning authority:
 - AH-AFL-ZZ-ZZ-DR-A-21400 P5
 - AH-AFL-XX-XX-DR-A-21401 P5
 - AH-AFL-XX-XX-DR-A-21402 P2
 - AH-AFL-XX-XX-DR-A-21403 P2
 - AH-AFL-XX-XX-DR-A-21404 P1

All received 02/07/2026

- c) Prior to the replacement of the cladding, a sample of the Interpon cladding shall be submitted to and approved in writing by the City Council as Local Planning authority. The approved sample shall be implemented as part of the development and remain in-situ thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) CMP

Prior to the commencement of development, a Construction Management Plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority. This shall include as a minimum:

- Measures to control noise and vibration;
- Dust suppression measures;

- Compound locations where relevant;
- Details of an emergency contact telephone number;
- A community consultation plan; and
- Sheeting of construction vehicles. The development shall only be carried out in accordance with the approved management plan.
- Detail of phasing and quantification / classification of vehicular activity associated with planned construction. This should include commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway.
- Traffic management plans should include any effects on the surrounding roads.
- The document should also consider ongoing construction works and contractor parking in the locality.

The details of the approved CMP shall be implemented throughout the construction of the development.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy

5) Acoustics

- Notwithstanding the details of Condition 2 above, the acoustic performance of the cladding hereby approved will achieve the same levels of acoustic insulation for breakout noise as the cladding to be replaced in accordance with correspondence received 03/07/2026 RE: acoustic insulation.
- Prior to the commencement of the works, an acoustic study of the cladding to be replaced shall be undertaken to record the acoustic performance of the cladding with respect to the levels of acoustic insulation for breakout noise.
- Within two months from the completion of the works, 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 approved replacement cladding achieves the same levels of acoustic insulation for breakout noise as the former cladding.
- In the event of non-conformity with the levels of acoustic insulation for breakout noise recorded in the verification report approved under Condition 5c of this permission, then a scheme to achieve conformity, including a timescale for implementation, shall be submitted to and be approved in writing by the Local Planning Authority. Any agreed measures/changes shall continue until conformity has been achieved.

Reason - To ensure residents do not suffer increased noise disamenity as a result of the works. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP

Informatives

Any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via email at highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk

The applicant/agent/contractor should, at an early stage, consult and coordinate with all businesses Edge Street including residents of the proposed development. This engagement should ensure that all affected parties are fully informed of the proposed works, including the nature of the works, timing, and how they may impact business operations. The applicant/agent should also seek feedback from these businesses and take appropriate action to address their concerns. This is to ensure that all necessary measures are implemented to minimise disruption and prevent any issues arising, in the interest of maintaining highway safety.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.