MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000394
Application type:	Full planning permission
Proposal:	Retention of extraction vent.
Site address:	59 Cross Street Manchester M2 4JW
Ward(s):	Deansgate
Date application valid:	22 June 2026
Applicant name:	Mr Rob Lake
Agent (if any):	Mr Joshua Phillips
Case officer:	Michael Pearson
Recommendation:	Approve
Date of recommendation:	05/08/2026

Description of site, building and/or area

The application relates to the northernmost commercial unit present within the four storey Grade II listed building at 59 Cross Street. The commercial unit in question features a modern glazed shopfront, with green painted timber frame. Unauthorised fascia and hanging signage features along the unit's Cross Street elevation. The property dates from 1877 and features an ornate facade, with sandstone ground floor, brick upper floor with sandstone window surrounds and carvings. The ground floor of the application site is segregated into three commercial retail units.

The application site lies within the heart of Manchester City Centre, Primary Shopping Area, Albert Square Conservation Are and lies opposite the St Anns Square Conservation Area. Pursuant to the areas status as a conservation area, built development within the locality features a high number of Victorian and Edwardian buildings, many of which are listed buildings. Neighbouring uses are largely commercial, with retail units and drinking establishment uses featuring at ground floor and offices uses within upper floors.

Description of development

The application seeks planning permission for the retention of an extract louvre.

Said louvre is located within the fanlight of a side entrance of the application site along Bow Lane and is finished in silver. The louvre is utilised for the extraction of steam only and is used in association with the commercial restaurant use at ground floor.

Relevant planning history

PLA-2026-000572 - Listed Building Consent for the retention of a louvre, internal fit out and external signage – Application under consideration.

141227/AO/2024 - Retention of illuminated signage comprising 1no. fascia sign and 1no. projecting sign – Approved December 2024.

140036/FO/2024 - Change of use from Class E to Hot Food Takeaway (Sui Generis) and the installation of louvres within the shopfront – Refused December 2024.

139748/LO/2024 - Listed Building Consent for internal and external restaurant fit out works including signage – Refused December 2024.

102990/LO/2013/C1 - LISTED BUILDING CONSENT Amendments to shopfront to unit 59, preparation of entrance thresholds to units 59 and 59a, and internal alterations to ground, first and second floors – Approved September 2013.

102989/FO/2013/C1 - Change of use from D1 to A2 to basement and ground floor to unit 59, change of use from A1 to A2 to unit 59a, ground floor
Change of use from D1 to B1 to part first floor, amendments to shopfront to unit 59, preparation of entrance thresholds to units 59 and 59a, and, internal alterations to ground, first and second floors – Approved September 2013.

Consultation, notification and publicity responses

Publicity – A site notice and press notice were published. Neighbouring properties were notified of the proposals. No objections were received.

Environmental Health – No objection subject to a condition that would restrict the use of the extraction system to steam only.

Highway Services – Clarification is sought to confirm if the extractor fan projects over the adopted highway.

Relevant policies

The Places for Everyone Plan - Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of 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 EC1 – Employment and Economic Growth in Manchester
- Policy EC2 – Existing Employment Space
- Policy EC3 – The Regional Centre
- 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 EN1 – Design Principle and Strategic Characters Areas

- Policy EN3 – Heritage
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:
- Policy DC10 – Food and Drink Uses
- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC26 – Noise and Development

National Planning Policy Framework (NPPF)
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing 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 faster 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 proposal would see the retention of an extraction vent within a listed building in commercial use in the City Centre. The extraction equipment allows the respective ground floor commercial unit in question to be occupied in a food provision use, thereby improving the commercial offer on site and within the City Centre, and contributing to its continued regeneration. The development therefore accords in principle with Places for Everyone Plan Policies JP-Strat1 and JP-Strat2, Core Strategy Policies SP1, EC1, EC2, EC3, CC1, CC2, CC4 and DM1, subject to the matters discussed below.

Residential Amenity

The neighbouring area surrounding the application site is largely made of up properties in a variety of commercial uses, notwithstanding this, the development has the potential to cause an unacceptable impact on neighbouring amenity. The submission has made clear that the extract vent/louvre retrospective consent is sought for, is used solely for the extract of water vapour, with the business on site not requiring the extraction of more impactful oils and odours. Environmental Health have assessed the development and do not object to it subject to a condition that would require the proposed system to be used solely for the extraction of water vapour. Planning condition in the event of an approval would secure this, with it being made clear that should the business on site require the extract of anything other than water vapour, a new system and consents will be required. Subject to such a condition the development is in accordance with Core Strategy Policy DM1, Saved Unitary Development Plan Policies DC10 and DC26, and the National Planning Policy Framework.

Visual Amenity and Heritage

The application site, as previously stated, is a Grade II listed building that lies within the Albert Square Conservation Area. The property's ornate façade ensures the property contributes positively to the appearance of the locality. The location of the vent is within the fanlight of a doorway along the property's Bow Lane elevation, with said street being a narrow one way road utilised as a service road for the commercial properties that line Princess Street and Tib Lane. The louvre to be retained is of a typical non-decorative standardised design and is therefore considered to somewhat detract from the overall appearance of the application site. Notwithstanding this, it is acknowledged that Bow Lane is populated by far larger and more prominent extract and air conditioning equipment. Additionally, the louvre is situated away from the junction where Bow Lane meets Cross Street and is thus only visible when facing it directly on Bow Lane. Taking this into account, on balance, the proposals are not considered to result in such a degree of visual harm that would warrant a refusal. On this basis, the proposal is considered to accord with Places for Everyone Plan Policy JP-P2, Core Strategy Policies SP1, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18 and DC20, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990.

Highway Safety

The extraction vent to be retained lies flush to the property's elevation and does not project over the public highway. In light of this it is considered no further action is required in relation to Highway Services comments which asked for clarification on if the extraction vent projects over the highway. On this basis, it is considered that the proposal would have no impact on highway safety. The development is therefore in accordance 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 provide level access to a currently inaccessible commercial unit, thereby improving the commercial offer on site and 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, EC1, EC2, EC3, CC1, CC2, CC4, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC10, DC18, DC19 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 worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Recommendation: **Approve**

Conditions attached to this decision

1) The development hereby approved shall be maintained in accordance with the following drawings and documents:

- 8717_31: Location Plan & Block Plan
- D200 Rev T: Elevations – Shopfront (Received 29/07/2026)
- 6366-03 Rev E: Proposed Mechanical Services General Extract Detail (Received 29/07/2026)
- Operation & Maintenance Manual (Prepared by Boatman Mechanical Services; Dated December 2024)
- Design & Access Statement (Prepared by Ampersand; Dated 06/05/2026)
- Heritage Statement (Prepared by Ampersand; Dated and received 15/06/2026)

Received by the City Council as Local Planning Authority on 18/05/2026, 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 Core Strategy.

2) The extraction vent/louvre hereby approved, shall extract and disperse water vapour only, which shall be carried out in accordance with the submitted Operation & Maintenance Manual (Prepared by Boatman Mechanical Services; Dated December 2024; Received 18/05/2026) for its lifetime. Should the premises require an extraction system for anything else other than water vapour, this will require the submission and issuing of a new planning permission and listed building consent for such a system.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site in accordance with Core Strategy Policy DM1, and the National Planning Policy Framework.

3) a) Within two months of the date of this decision notice, an acoustic assessment that will demonstrate that the plant hereby approved achieves 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 any plant equipment 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. The development shall then operate in accordance with the approved details.

b) 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 the use 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 in accordance with

Core Strategy Policy DM1, and Saved Unitary Development Plan Policy DC26, and the National Planning Policy Framework.

4) Within two months of the date of this decision notice, the louvre hereby approved, as shown on drawings D200 Rev T and 6366-03 Rev E (Both received 29/07/2026), will be painted black.

Reason – In the interest of visual amenity and the appearance and setting of the Albert Square Conservation Area, in accordance with Places for Everyone Plan Policy JP-P2, Core Strategy Policies SP1, EN1, EN3, CC9 and DM1, Saved Unitary Development Plan Policies DC14 and DC18, and the National Planning Policy Framework.