MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000145
Application type:	Full planning permission
Proposal:	Creation of external roof terrace, including lighting, landscaping and other associated works.
Site address:	Transmission Building, 6 Atherton Street, Manchester, M3 3GS
Ward(s):	Deansgate
Date application valid:	30 April 2026
Applicant name:	Aviva Life & Pensions (UK) Limited
Agent (if any):	Mrs Katarzyna McMaster
Case officer:	Michael Pearson
Recommendation:	Approve
Date of recommendation:	13/08/2026

Description of site, building and/or area

The application site relates to the Transmission House building, located in Manchester, fronting Atherton Street to the east and bounded by Grape Street to the south. The building presents a long, slender form extending horizontally across the site, rising to 10 storeys in height, providing commercial office use, with ground floor retail and workspaces.

It was constructed as part of the recent redevelopment of the adjacent building former ITV Granada Studios HQ Building (Granada House).

In terms of architectural character, the building features a contemporary façade comprising grey brickwork, bays of capped curtain walling, and intermediate black metal panels. An expanded mesh screen encloses the external escape stair located on the southern elevation.

The existing roof terrace is accessed via the main lift lobby to the North side of the building, with a secondary external fire escape stair at the South. The terrace is partly occupied by an external plant with off-white coloured louvred enclosure, which is accessed through a separate door from the main lift lobby on the North West side. The remaining area is vacant, with paved slab flooring and surrounding glass balustrade.

The building sits within the Castlefield Conservation Area in the St John’s neighbourhood (formerly the Granada Studios Site).

The site is located within a highly accessible and mixed-use area of Manchester, characterised by a combination of commercial, cultural, residential, and leisure uses.

To the west is Manchester Goods Yard, which provides over 250,000 sq. ft. of commercial office development. Beyond this to the west is Aviva Studios, home of Factory International.

Residential properties are located in Bauhaus on Atherton Street adjacent to the Great John Street Hotel with St. John's Gardens and adjoining residential area beyond, located to the east of the Site.

To the south of the Site, there are leisure uses associated with the Science and Museum Industry.

Nearby listed assets include;

- Grade II: St John's College of Further Education
- Grade II: Two Bollards at West End of St Johns Passage
- Grade II: Former Grape Street Railway Bonded Warehouse
- Grade II: Manchester Museum of Science and Industry, Former Lower Byrom Street Warehouse

The site is located in Flood Zone 1.

Description of development

The proposal seeks Planning Permission for the creation of external roof terrace, including lighting, landscaping and other associated works.

The proposal includes the addition of an external tea point facility with planting and loose seating for 80 users, part of which will be sheltered by a new canopy structure. This canopy structure comprises of two sections; a fixed solid canopy and a retractable fabric canopy, which sits next to the existing plant enclosure.

The terrace is available for building tenants to access and utilise as an amenity, although its current vacant state means it is little used by building tenants and so does not offer much amenity provision at present.

Consultation, notification and publicity responses

Notifications and publicity

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, one objection has been received. This objection was from a resident of a neighbouring residential property who had concerns that the proposed roof terrace would add to noise disamenity in the surrounding area and also concerns over the impact of lighting on their property which faces on to Transmission House.

Consultations

Highway Services - Were satisfied with the existing Waste Management Strategy for the building being utilised. Had no objections, requested that two informatives be added to the decision.

Environmental Health – No objection subject to conditions relating to acoustics and an operational management plan.

Work and Skills Team - Were satisfied with the submitted Local Labour Agreement. Requested that a condition be attached to require compliance with the submitted Local Labour Agreement, with reporting to be provided at the end of the project.

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 March 2024:

- Policy JP-Strat 2 - City Centre
- Policy JP-J2 - Employment Sites and Premises
- Policy JP-P1 - Sustainable Places
- 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 July 2012:

- Policy SP1 - Spatial Principles
- Policy EC3 - The Regional Centre
- Policy CC7 - Mixed Use Development
- Policy CC9 - Design and Heritage
- Policy CC10 - A Place for Everyone
- Policy EN1 - Design Principles and Strategic Character Areas
- Policy EN3 - Heritage
- Policy EN19 - Waste
- Policy DM1 - Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Saved Policy DC18 (Conservation Area)
- Saved Policy DC19 (Listed Buildings)
- Saved Policy DC26 (Development and Noise)

National Planning Policy Framework (NPPF) (2024)

- Chapter 12 - Achieving well-designed and beautiful places
- Chapter 16 - Conserving the Historic Environment

Draft National Planning Policy Framework (NPPF) (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. As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990

Assessment

Principle of the Development

The intent of the proposal is to improve the building amenities by converting an existing largely vacant roof terrace to a shared outdoor space for social interaction, collaboration, events etc. to promote a community culture.

The building currently doesn't have a shared amenity space other than the roof terrace that can cater for gatherings or cross-tenant interaction.

On the basis that the amenity provision would be increased for occupiers of the building, the principle of the development is accepted.

The proposal must now be assessed against the relevant material planning considerations.

Visual Amenity

The application involves adding the below structures, fixtures and loose furniture to the roof terrace:

- addition of a teapoint to cater for those using the terrace

- addition of a canopy for shelter and shading through the seasons

- provision of furniture settings for socialising, with planting to complement

The new canopy is a freestanding structure located adjacent to the existing plant enclosure, with a black RAL powder coated metal frame. Half of the canopy (adjacent to the plant enclosure) will be fixed with light grey coloured roof panels over the new teapoint, whilst the other half will have a retractable waterproof fabric/PVC (again in light grey colour) to provide flexibility for sheltering to the seating area. Lighting and hanging planting will also be fixed to the underside of the canopy.

Visibility of the new structure and fittings will be mainly from the surrounding buildings, with limited view from street level due to its location on the tenth floor. This intervention will have a positive impact on the roofscape, with the addition of biophilia to inject more nature and greenery, and the activation of an open space.

In terms of landscaping, the proposal incorporates a considered and varied planting strategy to enhance the quality and usability of the roof terrace. This includes single planters and floor stem planting integrated within table standing pots, alongside a mix of shrubs, feature planting, and ornamental foliage arranged within low level curved planters. Additional shrubs are accommodated within mobile planters, allowing flexibility in the layout of the space. Ornamental foliage is also proposed within smaller pots positioned on tables, complemented by trailing planting suspended above the teapoint area to introduce vertical greening and visual interest.

In the event that this intervention needs to be removed, the majority is loose furniture that can be relocated/transported off site. The key fixed elements being the canopy structure, partition and teapoint, all of which can be dismantled and transported off site, with additional remedial works required to the paving slabs.

The design, finishes and colour scheme are in keeping with the architecture of the building and surrounding buildings; with the canopy framework in black, the canopy panels/fabric and planters in grey tones; and subtle addition of colours to the joinery and furniture that takes inspiration from the surrounding landscape

A thorough views assessment has been submitted as a part of the application which demonstrates that the visual impact upon the surrounding street scene will be minimal from various surrounding points of view.

Residential Amenity

The enhanced roof terrace is intended to function as a shared amenity space for building tenants, primarily during standard business hours (08:00-18:00).

There is also an ambition from the applicant for occasional events outside of these hours, with use extending up to 22:00 where required. Any such events will be appropriately managed and coordinated by the building management team to ensure minimal disruption.

A condition has been attached for an Operational Management Plan to be submitted to clearly outline how these events held outside standard business hours shall be managed. This operational management plan will also need to confirm how the area will be managed (numbers, noise, complaints, monitoring, details of events and number of events that may go up to 22:00.

A Noise Impact Assessment has been submitted in support of this application. A baseline environmental noise survey was undertaken between 01 April 2026 and 07 April 2026 at a position representative of the nearest noise sensitive receptors, comprising the Bauhaus apartments to the north east of the site.

Consideration has been made for two principal sources of noise associated with the proposed development, consisting of (i) Noise from the use of background audio equipment criteria in Section 3.7.1.2 of the MCC guidance occupants – assessed via the methodology of BS – assessed against ; and (ii) Noise from the use of the terrace by up to 80 4142: the 2014+A1:2019 and the design objective set out in Section 3.7.1.5 of the MCC guidance.

This information has been reviewed by MCC's Environmental Health team. Whilst much outlined in the noise assessment raises no immediate concern, there is further information required in order to fully assess the noise impact, including details on the speaker and screen selections and locations and how these will be set and controlled to not exceed noise criteria.

Subject to the appropriate design, specification and management of the background audio system, the proposed development is considered capable of complying with council requirements and is not expected to give rise to adverse impact at the nearest noise sensitive receptors through intended use.

The wider lighting strategy has been carefully considered to provide a subtle and flexible approach. This includes the use of portable, battery-operated table lighting to create a warm and adaptable ambience, alongside concealed LED lighting integrated within the plinth of the fixed curved seating to produce a soft, indirect glow. In addition, low downwash the light level linear LED lighting will be installed around the perimeter, designed to assist with safe movement and clearly define escape routes.

A lighting scheme has been submitted which clearly demonstrates on a plan that there will be minimal impact caused by the proposed lighting on surrounding residents. MCC's Environmental Health team have reviewed this and are satisfied with the submitted lighting scheme.

With the addition of the relevant conditions for further information in relation to the noise assessment and operational management strategy, as well as a compliance condition to ensure that the development complies with the submitted lighting strategy, it is considered that the proposed development is considered capable of complying with council requirements and is not

expected to give rise to adverse impact at the nearest noise sensitive receptors through intended use.

Therefore, the proposals are considered to be in line with policy DM1 of the Core Strategy and UDP policy DC26.

Impact upon Surrounding Heritage

A Heritage Addendum has been prepared by Adapt Heritage in support of this application. Given the limited scale and contained nature of the proposals at roof level, any potential effects are highly localised and relate primarily to immediate townscape considerations.

The proposed works, including the introduction of a canopy and associated features, are modest in scale and do not exceed the established roofline or introduce additional visual prominence. As such, they will be perceived as minor additions within an already varied and visually complex roofscape, and will not materially alter the building's appearance, key views, or its contribution to the wider Castlefield Conservation Area.

Due to the separation distance from the St John Street Conservation Area and from nearby listed building, combined with intervening built form, the proposals will not be perceptible from within this area and will therefore have limited impact on its character or appearance.

The proposal therefore accords with PfE policy JP-P2, policy EN3 of the Core Strategy, UDP policies DC18 and DC19, and Section 16 of the NPPF.

Access and Security

Access to the roof terrace will be as per existing, via the existing lift lobby to the North of the building, which includes a staircase and two elevators to and from lower floors. Internal signage will be added within the building for clear wayfinding. The terrace will retain its existing paved flooring and glass balustrade. The secondary external fire escape stair is retained to the South and would be only used in the event of an emergency.

All access is as existing and complies with building regulation Part M2. All thresholds are level as existing and no new step will be created or formed. All internal WC provision remain as existing. Loose seating will allow accessibility for all potential user

The intention is for this space to be used by the building tenants as a general shared amenity and offering of the building during business hours of 8am-6pm. There is an ambition to host events outside of business hours and enable occupiers to continue operating if required to 10pm. Events will be managed/facilitated/co-ordinated with the building management team. The previously mentioned Operational Management Strategy that has been attached as a condition will control any access or security concerns for these out of business hour events.

Existing building security will remain in place with no access permitted outside of designated hours.

Conclusion

The design proposal for the roof terrace enhances the existing building amenity and makes use of an existing space that is little used due to its current vacant nature. It will increase amenity provision in the building.

Given the above, the proposal is considered to be consistent with the relevant policies set out above and is therefore approved with conditions attached.

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 based on seeking solutions to problems arising in relation to dealing with the application.

Recommendation: **Approve**

Conditions attached to this decision

1) The development must be begun not later than three years beginning with the date of this permission.

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

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

- Site Location Plan (90)001;
- Existing and Proposed Site Plan (90)002 Rev. A;
- Proposed Landscape Plan (90)003 Rev. A;
- Lighting Strategy Plan (90)004 Rev. A;
- Proposed East & South Elevations for Roof Terrace Works (90)402 Rev. A;
- Proposed West Elevation for Roof Terrace Works (90)403;
- Noise Impact Assessment, prepared by Murray Acoustics (Report Reference 21036-RP-NIA-O1Rev A; Dated and received 22/06/2026);
- Heritage Addendum, prepared by Adapt Heritage;
- Local Labour Agreement, prepared by Avid;
- Design and Access Statement, prepared by Space Invader Design;
- SuDS Strategy, prepared by WML;
- Waste Proforma, prepared by Avid;
- Waste Management Strategy (as approved under application ref. CND/22/0338); and
- Planning Statement, prepared by Enabl.
- Lighting Layout Roof Level 260124-KRD-ZZ-RF DR-E-6300 P03, produced by Kennedy Redford (Received 15/05/2026)
- Transmission House – External Lighting Statement, produced by Kennedy Redford (Received 15/05/2026)

Received by Manchester City Council as the Local Planning Authority on 30/04/2026, 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.

3) a) Notwithstanding the submitted acoustic report (Prepared by Murray Acoustics; Report Reference 21036-RP-NIA-O1Rev A; Dated and received 22/06/2026), prior to the first use of the roof terrace hereby approved, a schedule of days and hours of operation, together with an acoustic study, shall be submitted to and approved in writing by the City Council as local planning authority. The acoustic study shall confirm the number, type and location of speakers to be installed, together with a calculation to demonstrate how the limiting level has been determined, as well as confirmation on how speaker levels will be set and controlled. The roof terrace shall only allow for the use of background music and there should be no use of amplified noise at any time.

b) Prior to occupation of the roof terrace, where entertainment noise is permitted by part a of this condition, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also

undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the City Council as Local Planning Authority, prior to first use/occupation of the development.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

4) The premises shall not be open outside the following hours:

- 08:00 to 22:00 Monday to Friday

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

5) Prior to the operation of the development, an Operational Management Plan that fully outlines how the site will be managed shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt, this shall include the following:

• final numbers of how many people can access the terrace at one time and how this will be monitored and controlled

• how noise levels will be monitored to ensure that they comply with approved noise levels

• how noise complaints to the building owner will be dealt with and how these will be monitored

• details of the types of events and number of events in a year that shall be held between 18:00 and 22:00

• how freestanding furniture will be secured in adverse weather conditions

The development shall then operate in accordance with the approved operational management plan for its lifetime.

Reason - To ensure an acceptable development in the interests of residential amenity pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

6) Prior to the installation of the pergola hereby approved, specifications and samples of the following materials shall be submitted to and be approved in writing by the Local Planning Authority:

• Fixed Solid Roof frame and fixed panels

• Retractable Waterproof Fabric Roof and frame

The development shall then be carried out in accordance with the approved details/samples.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

7) a) The construction of the development shall be carried out in accordance with the submitted Local Labour Agreement, prepared by Avid, received by the City Council as Local Planning Authority on 30 Apr 2026.

b) Prior to construction work for the development being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to that approved within part a of this condition, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

8) The development hereby approved shall store and present its waste and recycling in accordance with the following documents;

• Waste Proforma, prepared by Avid, received by Manchester City Council as the Local Planning Authority on 30 Apr 2026;

• Waste Management Strategy ‘OGS, ST. JOHNS, MANCHESTER’ prepared by Vectos (ref VN222272) dated May 2022, (as approved under application ref. CDN/22/0338)

The approved details shall be implemented as part of the development and be made available for use prior to its first operation, with it then being adhered to for the development’s lifetime.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

9) The external lighting hereby approved shall be carried out in accordance with the following documents:

- Lighting Layout Roof Level 260124-KRD-ZZ-RF DR-E-6300 P03, produced by Kennedy Redford;
- Transmission House – External Lighting Statement, produced by Kennedy Redford.

Should any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the City Council as Local Planning Authority causes detriment to adjoining and nearby residential properties, then within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted in writing to the City Council as Local Planning Authority, and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

Informatives

1) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, skips and temporary points of access (Section 50) with MCC's Highways Licensing Team via Email to highwaylicences@manchester.gov.uk

2) The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC’s Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.