

Planning

Delegated Officer Report

Summary of application details

Application reference:	144851/FO/2025
Application type:	Full planning permission
Proposal:	Creation of new commercial Class E(b) unit with associated external alterations, including installation of new shopfront.
Site address:	4A Ridgefield Manchester M2 6EQ
Ward(s):	Deansgate
Date application valid:	27 March 2026
Applicant name:	Mr Oluwemimo Adebiyi
Agent (if any):	Mr Gary Macpherson
Case officer:	Sam Elliott
Recommendation:	Approve
Date of recommendation:	20 May 2026

Description of site, building and/or area

The application relates to the Grade II listed 5-15, John Dalton Street/105-113 Deansgate, otherwise known as Queens Chambers.

Constructed in 1876, the building is in a Gothic style, with facades comprised of sandstone and featuring large areas of modern glazing interventions to the ground floor. The shopfronts are mostly later interventions but sit within the original stone apertures with arched corner detailing. The building's historic significance derives primarily from its architectural quality and detailing.

The unit subject to this application relates to a storage area and staircase to the club basement below, with a façade fronting onto Ridgefield. Externally, there is an unauthorised wood frame frontage to the basement/storage area which has detracted from the architectural quality of the façade and lacks the active glazed frontages found elsewhere throughout the building group. The slatted louvres screen unauthorised plant within the suspended ceiling, which are believed to serve to other commercial units within the building.



The listed building is within and contributes positively to the St Anns Square Conservation Area. From certain vantages, the unit's Ridgefield frontage can be seen together with the Grade II listed 4-14 King Street.

Following public realm works associated with the multi-storey building opposite, Ridgefield has been pedestrianised. As such, the unit is within a more visible location that experiences greater footfall than when it was primarily a servicing route.

Description of development

Planning permission is sought for the creation of a new commercial Class E(b) unit with associated external alterations, including installation of new shopfront. The unit would be formed via new partitioning internally, dividing it from the existing basement staircase.

With respect to the alterations, the existing tripartite wooden framing would be partially retained. A new door would be created to the left-side of the frontage for a secondary means of access/escape to the basement club below. A second door would feature in the existing position, providing access to the new commercial unit.



The shopfront would introduce glazing to both doors and the central window. They would retain a degree of timber to the lower portion of the shopfront, lining through with the adjacent unit's stallrisers.

Works to the existing and unauthorised wooden louvre structure above would not form part of this application.

This application is being considered in conjunction with Listed Building Consent application 144852/LO/2025 for the elevational alterations for new shopfront and associated internal partitions.

Relevant planning history

Consultation, notification and publicity responses

Consultations

MCC Highways Services:

No objection:

- Site is in an accessible City Centre location and not expected to generate trips.
- Cycle provision requested
- CMP condition requested.

MCC Environmental Health:

Insufficient information, conditions required:

- NIA for breakout noise is unclear in its calculations, full condition for NIA required.
- NIA suggests plant is proposed, full condition for NIA required in the event that plant is installed.
- Clarification required on hot food provision/reheating methods, condition for fume strategy required.
- Waste details require clarification, condition for fume strategy required.

Greater Manchester Police (GMP) Design for Security:

No objection.

Notifications and publicity

Notification/Advertisement:

Occupiers of neighbouring buildings were notified of the proposal via notification letters, the application was advertised as affecting a listed building and the setting of a conservation area, and was also publicised in the Manchester Evening News. No representations have been received as a result of this publicity.

Negotiations

Relevant policies

The following policies are considered relevant to this application:

Places for Everyone

- JP-Strat2 – City Centre
- JP-C5 – Streets for All
- JP-C6 – Walking and Cycling
- JP-P1 – Sustainable Places

- JP-P2 – Heritage

The Adopted Core Strategy for the City of Manchester

- SP1 – Spatial Principles
- EC1 – Employment and Economic Growth in Manchester
- EC3 – The Regional Centre
- CC1 – Primary Economic Development Focus : City Centre and Fringe
- CC9 – Design and Heritage
- EN1 – Design Principles and Strategic Character Areas
- EN3 – Heritage
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester

- DC10 – Food and Drink Uses
- DC14 – Shop Fronts and Related Signs
- DC19 – Listed Buildings
- DC26 – Development and Noise

NPPF

- 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)

Shopfront and Signage Design Guide

- 6.1 (Existing Shopfronts)
- 6.2 (New Shopfronts)

Assessment

Principle of Development

The application would see the partial alteration to an existing unauthorised shopfront and creation of a new Class E use. This is ultimately considered to align with the objectives of Places for Everyone Policy JP-Strat2, and Core Strategy policies EC1, EC2 and CC1, which support the introduction of a range of economic uses within the City Centre to develop a vibrant City Centre economy.

While the proposal would appear slightly awkward in its appearance, it is acknowledged that there are issues over site ownership which prevent a more comprehensive overhaul of the unauthorised works. Notwithstanding this, the proposal would have an acceptable visual impact and would not harm nearby heritage assets. The scheme would not result in additional amenity issues in terms of the highway, noise, waste or fumes subject to condition.

Visual Amenity and Impact upon Heritage Assets

The proposal would repurpose part of the existing unauthorised wooden tripartite shopfront frames towards the subdivision of the club basement and new commercial unit, helping create 2no entrances at the left and right sides.

It is acknowledged that the shopfront would therefore lack symmetry and there would be some bulk added where there would be new door frames. As the unauthorised wooden louvres and plant servicing other units within the building group do not form part of this application, it is acknowledged that the alterations to the shopfront would not achieve the same degree of glazing as the adjacent unit or those within the building group.



The proposal would therefore appear somewhat awkward in its proportions and lack the same lightweight and transparent approach to the design of modern commercial units within the building group. As the building contributes positively to the setting of the St Anns Square Conservation Area, it is considered that the proposal would result in a low level of less than substantial harm.

However, it is also accepted that there would be new bulk associated with any scheme to subdivide and create a new commercial unit.

Additionally, the level of transparency would be increased across frontage as compared to the existing situation, with the removal of the existing frosted glazing and replacement of the wooden door with a glazed variant.

The glazing would retain a stallriser element to the lower portions, lining through with the adjacent unit and corresponding to its design in this respect.

Overall, while the Council would usually seek a more fundamental redesign of the unauthorised works, it is acknowledged that due to the limitations of site ownership and areas of the frontage outside the demise of the unit, it has not been possible in this instance. Given the constraints of the site and that the proposal would create an active frontage to a new commercial unit, it is considered to be acceptable in its design on balance.

In order to ensure the quality of the alterations, a condition is recommended in the event of an approval for full and final details for the shopfront.

Assessment of Harm

As outlined above, there would be a low level of less than substantial harm as a result of the shopfront's slightly awkward proportioning and modern appearance within the Conservation Area. The proposal however would have a negligible impact on the setting of the Grade II listed 4-14 King Street.

In consideration of the proposal's public benefits as per the requirements of Paragraph 215 of the NPPF, the proposal would facilitate creating a new commercial unit in and intensifying use of the listed building, helping to secure an enduring viable commercial use in line with Core Strategy Policies SP1, EC1, EC3 and CC1. The proposal also has the positive heritage benefits of opening up a space previously unavailable to the public.

As such, the less than substantial harm resulting from the works are at a level where the public benefits of facilitating the occupancy of the building with a viable use outweigh the harm. On this basis, the proposal is considered to meet the statutory test to preserve as required by Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990. The proposal is moreover considered to be in accordance with Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Policies SP1, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policies DC14 and DC19; sections 12 and 16 of the NPPF; and the Council's Shopfront and Design Guide as they relate to the preservation and enhancement of heritage assets.

Opening Hours

The unit would operate between the following hours:

Mondays to Saturdays: 7:30am - 19:00pm

Sundays: 08:30am – 19:00pm

MCC Environmental Health have reviewed the above and are satisfied with the proposed hours. They further recommend that deliveries, servicing and collections, including waste collections should not take place outside the following hours: 07:30 to 20:00, Monday to Saturday
Sunday/Bank Holiday deliveries confined to 10:00 to 18:00.

Subject to compliance conditions requiring the above, the proposal is in line with Places for Everyone Policy JP-P1; Core Strategy Policies SP1 and DM1; and Saved UDP Policy DC26 with respect to noise disamenity.

Breakout Noise

The applicant has submitted the Azymuth acoustic assessment dated 24th February 2026 and referenced AA0645.

MCC Environmental Health have reviewed the above and are satisfied that, based on an internal noise level of 75dBA, Council noise criteria would be met at the external receptors opposite the premises.

However, they view that noise outbreak to the office spaces above has not been calculated and the assessment is insufficient.

As such, in the event of an approval it is recommended that a condition is attached to the decision requiring submission of an amended noise impact assessment. Subject to this, the proposal is in line with Places for Everyone Policy JP-P1; Core Strategy Policies SP1 and DM1; and Saved UDP Policy DC26 with respect to noise disamenity.

Plant Noise

The Azymuth acoustic assessment dated 24th February 2026 and referenced AA0645 incorrectly references internal plant and noise control levels. However, the application does not propose new plant. Additionally, existing unauthorised plant within the suspended ceiling would not serve the new unit. The application has not included plant associated with extraction.

MCC Environmental Health have reviewed the above and note the discrepancy between the application and the details of the submitted Noise Impact Assessment.

As such, it is recommended that a condition is attached to any approval. This would require that, in the event that plant is required submission of an amended noise impact assessment. Subject to this, the proposal is in line with Places for Everyone Policy JP-P1; Core Strategy Policies SP1 and DM1; and Saved UDP Policy DC26 with respect to noise disamenity.

Waste

MCC Environmental Health have reviewed the application and wish to confirm further details of waste storage and collection via condition. The applicant has agreed to this condition.

Subject to a condition requiring the submission of a scheme for the storage and disposal of refuse, the proposal is in line with Places for Everyone Policy JP-P1; Core Strategy Policies SP1 and DM1; and Saved UDP Policy DC10 with respect to amenity.

Fumes and Odours

The application confirms that there would not be hot food cooked at the premises.

MCC Environmental Health have reviewed the above and note that there is no clarification whether food is to be provided at all, and if so whether there would be any reheating facilities required. As such, it is recommended that a condition is attached to any approval. This would require that, in the event that plant is required submission of an amended noise impact assessment.

Subject to this, the proposal is in line with Places for Everyone Policy JP-P1; Core Strategy Policies SP1 and DM1; and Saved UDP Policy DC10 with respect to amenity.

Highways Issues

MCC Highways Services have reviewed the application and are satisfied that the addition of the café is unlikely to generate a significant increase in additional vehicle trips.

They recommend 4no. secure covered cycle parking within the commercial unit. However, given the floorplate of the proposed commercial unit, formed by subdivision of a staircase/storage room, there would be no realistic means to provide cycle spaces internally. Given the proposal's sustainable location within the City Centre, it is not considered necessary to provide these cycle spaces and the proposal would be acceptable with respect to Place for Everyone policies JP-C5 and JP-C6.

MCC Highways Services also recommend a condition for a CMP. This is not considered proportionate to the application given the scope of the alterations and the site's location along a pedestrianised street.

Security

As per correspondence dated 13/05/2026, the applicant has confirmed that:

- The existing CCTV system will remain in place and there will be an internal alarm system covering the building out of hours.
- There is existing external lighting which could be modified, along with the use of dusk-to-dawn sensors on the light fittings.
- There is also a secure staff-only area at the rear of the café for the storage of personal belongings.
- The glazing will be to Secured by Design standards.

GMP Design for Security have reviewed and are satisfied with the above. As such, the proposal is in line with Places for Everyone Policy JP-P1 and Core Strategy Policies SP1 and DM1 with respect to security.

Conclusion

In consideration of the above, the proposed works would have an acceptable visual impact and are considered to not have an unacceptable adverse effect on the setting of the St Anns Square

Conservation Area, or that of any listed buildings within the vicinity. On this basis, the proposal is considered to meet the statutory test to preserve as required by Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

The proposal would neither have any unacceptable impacts with respect to the highway or amenity, subject to condition.

The proposal would also meet the requirements set out in Places for Everyone Policies JP-Strat2, JP-C5, JP-C6, JP-P1, and JP-P2; Policies SP1, EC1, EC3, CC1, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policies DC10, DC14, DC19, and DC26; Sections 12 and 16 of the NPPF; as well as the Council's Shopfront and Signage Design Guide

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

((ApprovalReasons}):hide-block-if-nothing)Reasons for approval

((Conditions}):hide-block-if-nothing)Conditions attached to this decision

- 1) 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) The development hereby approved shall be carried out in accordance with following drawings and documents received by Manchester City Council as the Local Planning Authority on...

30/12/2025:

- Location Plan

12/05/2026:

- o The 'Existing and proposed floor plans' drawing

17/05/2026:

- o The 'Proposed exterior frontage' drawing

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to PfE Policies JP-Strat2, JP-C5, JP-P1, and JP-P2; Core Strategy policies SP1, EC1, EC3, CC1, CC9, T1, EN1, EN3, and DM1; saved UDP policies DC18, DC19 and DC22; Sections 12 and 16 of the NPPF; and Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990.

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

Mondays to Saturdays: 7:30am - 19:00pm

Sundays: 08:30am – 19:00pm

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 UDP Policies DC10 and DC26.

- 4) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

Mondays - Saturdays: 07:30am - 20:00pm

Sundays and Bank holidays: 10:00am to 18:00pm

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 UDP Policies DC10 and DC26.

- 5) A. Prior to first use of the development hereby approved a scheme for the extraction of any fumes, vapours and odours from the premises shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the use commences and shall remain operational thereafter.

B. In the event of non-conformity with the approved scheme, 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 by the Local Planning Authority.

Reason - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

- 6) a. Notwithstanding the details of Condition 2 above, in the event that any mechanical plant, equipment, servicing or use of the existing louvre is required for ventilation or extraction of cooking odours or fumes, prior to the installation of any mechanical plant, equipment or servicing, either a scheme that demonstrates that the plant, equipment, servicing and/or associated louvre will achieve 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 the louvre, plant, equipment, servicing and/or louvre 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 approved scheme shall be implemented before mechanical plant, equipment, servicing or use of the existing louvre commences and shall remain operational thereafter.
- b. Prior to the first operation of the louvre, plant, equipment and/or servicing, 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 louvre, plant, equipment, servicing and/or louvre achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.
- c. 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 operation of the louvre, plant, equipment or servicing 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. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

- 7) a. Notwithstanding the details of Condition 2 above, prior to the first use of the development hereby approved, a scheme for acoustic treatment to limit the break out of noise in accordance with a noise study of the premises shall be submitted to and approved by the City Council as local planning authority.

The scheme shall be implemented in full before the use commences or as otherwise agreed by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b. Prior to first use of the development, a verification report, which will include post-completion testing, shall be submitted to and be approved by the Local Planning Authority 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.

c. In the event of non-conformity with the approved documents discharged in parts a and b of this condition, 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 by the Local Planning Authority.

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.

8) a) Notwithstanding the details of Condition 2 above, prior to first use of the development a scheme for the storage and disposal of refuse shall be submitted to the City Council as local planning authority for approval. Details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use is in operation.

b) In the event that waste management does not conform with the approved scheme, any required measures/changes and verification shall continue until conformity has been achieved and agreed by the Local Planning Authority, before the use can commence.

Reason - In the interests of amenity and public health, pursuant to Core Strategy policies SP1, EN19 and DM1.

9) The commercial unit hereby approved shall be used for Class E (a), (b), (c), (e) or (g), excluding convenience retail and gym use, and for no other purpose (including any other purpose within Class E or any other class of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 No.757) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1 and DM1, and the National Planning Policy Framework.

- 10) Notwithstanding the details as set out in condition 2 above, prior to the commencement of the shopfront alterations, full and final details shall be submitted for approval by the City Council as Local Planning Authority.

This shall include:

Product specifications or samples for the door frames within the existing tripartite frame.

Product specifications and samples for any paint to the frames.

Reason - To ensure the appearance of the shopfront to be erected is not adversely affected by the materials to be used in its construction. Pursuant to PfE Policies JP-P1 and JP-Strat2; Core Strategy policies SP1, CC9, EN1, EN3 and DM1; Saved UDP Policies DC14, DC18 and DC19; as well as Sections 12 and 16 of the NPPF; Sections 66 and 72 of Listed Buildings and Conservation Areas Act 1990; and guidance contained within the Council's Shopfront and Signage Design Guide.

((Informatives):hide-block-if-nothing}Informatives

- 1) 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

((RefusalReasons):hide-block-if-nothing}Reasons for refusal