

Planning

Delegated Officer Report

Summary of application details

Application reference:	145688/FO/2026
Application type:	Full planning permission
Proposal:	Installation of louvred ventilation grill to the South Elevation.
Site address:	John Dalton Building Chester Street Manchester M1 5GD
Ward(s):	Deansgate
Date application valid:	26 June 2026
Applicant name:	Mr Roy Blagg
Agent (if any):	Mr Daniel Labella
Case officer:	Sam Elliott
Recommendation:	Approve
Date of recommendation:	18/08/2026

Description of site, building and/or area

The application site relates to the Dalton Building located with the Manchester Metropolitan University Campus within the University Corridor area of Manchester City Centre.

The elevation that is the subject of this application is secluded, recessed and fronts the Mancunian Way to the southeast. It is finished in a copper cladding.

Surrounding uses include education facilities, shops, eating and drinking establishments and bicycle storage.

Background

As per the design and access statement, a report was carried out in November 2025 to assess the feasibility of improving ventilation to workshop EW.04 where fumes and odours have been accumulating, creating poor air quality and discomfort for occupants. The existing provision is limited to a single 30 L/s supply grille, which is inadequate for contaminant dilution or removal.

Options have been considered including replacement of the existing AHUs and installing a new dedicated ventilation system.

The latter option is preferred as it proposes a standalone system providing balanced supply and extract. This isolates the workshop, provides proper fume capture and allows targeted noise and planning mitigation. It is also the only solution that remains fully compliant with HSE expectations for containment control.

Description of development

Planning permission is sought for 1no. louvre to the southeastern elevation.

An opening would be formed in the existing copper cladding to facilitate external ventilation for internal plant.

The louvre would be 1150mm x 1250mm and finished in an RAL 6033 copper colour to match the external cladding.

The design and access statement states that the louvres are expected to sit proud of the existing cladding face by approx. 20-50mm.

Relevant planning history

No relevant planning history.

Consultation, notification and publicity responses

Consultations

MCC Highways Services:

No objection:

- Works are within site boundary and would not affect adopted highway.
- Detail should be sought for construction/fit-out arrangements.

MCC Environmental Health:

No objection, subject to condition:

- Noise Impact Assessment accepted. Compliance condition recommended with its findings/measures, as well as a follow-up verification report to validate findings.
- Construction hours condition recommended.

Notifications and publicity

Neighbour notification letters were sent to surrounding properties. A site notice has also been produced advertising the application as in the public interest. 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-Strat1 – Core Growth Area
- JP-Strat2 – City Centre
- JP-J1 – Supporting Long-Term Economic Growth
- JP-P1 – Sustainable Places
- JP-P5 – Education Skills and Knowledge
- JP-C5 – Streets for All

The Adopted Core Strategy for the City of Manchester

- SP1 – Spatial Principles
- EC1 – Employment and Economic Growth in Manchester

- EC8 – Central Manchester
- CC1 – Primary Economic Development Focus: City Centre and Fringe
- T1 – Sustainable Transport
- EN1 – Design Principles and Strategic Character Areas
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester

- DC22 – Footpath Protection
- DC26 – Development and Noise

NPPF

- Section 6 (Building a Strong, Competitive Economy)
- Section 12 (Achieving Well Designed Places)

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.

Assessment

Principle of Development

The option for an external louvre is accepted as optimal in fume capture, noise mitigation, and in terms of HSE containment control compliance.

The proposed louvre would provide ventilation to workshop EW.04 within the John Dalton Heavy Engineering Building, supporting the university's operations within Corridor Manchester. This would comply with Places for Everyone Policies JP-Strat1, JP-Strat2, JP-J1, JP-P1, and JP-P5; Core Strategy Policies SP1, EC1, EC8, CC1 and DM1; as well as Section 6 of the NPPF.

Visual Impact

While the proposal would result in a penetration to the building's cladding, it is acknowledged that this location is secluded and not readily visible to the public.

The visual impact would be offset to some extent by a matching copper colour-matched louvre. It is recommended in the event of an approval that a condition is attached to the decision requiring compliance with this. It is also recommended that a condition is attached requiring reinstatement of the cladding should the louvre no longer be required.

It is acknowledged that the final position of the louvre is subject to on-site examination. A condition is therefore recommended to provide final details of the louvre's location.

In consideration of the above, the proposal would on balance have an acceptable visual impact. It would therefore be compliant with Places for Everyone Policies JP-Strat2 and JP-P1; Core Strategy Policies SP1, EN1, and DM1; as well as Section 12 of the NPPF.

Noise

The applicant has submitted the following documents

- *Noise Impact Assessment, Red Acoustics, Reference: R2504-REP01-JW, 25 June 2026*
- *Ventilation Noise Assessment, MMU, 18 May 2026*

MCC Environmental Health have reviewed the application and recommended a condition for the submission of a noise impact assessment and verification report to ensure there would not be an unacceptable noise impact. Subject to a condition to this effect, the proposal would be acceptable with respect to Places for Everyone JP-P1; Core Strategy Policies SP1 and DM1; as well as Saved UDP Policy DC26.

A condition for construction hours is not considered proportionate to the nature of the scheme.

Highways

The proposed sign is not located on the adopted highway and within the site boundary.

MCC Highways Services have reviewed the application and do not anticipate an impact on the adopted highway.

Due to the above, it is not considered necessary to seek further detail relation to construction/fit-out arrangements.

The proposal is therefore considered in line with Places for Everyone Policy JP-C5; Core Strategy Policy T1; as well as Saved UDP Policy DC22.

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 proposed louvre would support the operations of the university building and by virtue of its secluded location and through control by conditions relating to its colour, siting and reinstatement would not have an unacceptable visual impact. It would be acceptable in terms of noise and not impact upon the adopted highway.

The proposal would therefore comply with Places for Everyone Policies JP-Strat1, JP-Strat2, JP-J1, JP-P1, JP-P5 and JP-C5; Core Strategy Policies SP1, EC1, EC8, CC1, T1, EN1 and DM1; Saved UDP Policies DC22 and DC26; as well as Section 6 and 12 of the NPPF.

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 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 the following plans and documents received by the City Council as Local Planning Authority:

Plans

- Location Plan
- 1001

Received 15/04/2026

- 6500 Revision A

Received 19/05/2026

- 2010 Revision C
- 2011 Revision C
- 2012 Revision C

All received 13/08/2026

Documents

- Ventilation Noise Assessment, MMU, 18 May 2026

Received 19/05/2026

- Noise Impact Assessment, Red Acoustics, Reference: R2504-REP01-JW, 25 June 2026

Received 25/06/2026

- Design and Access Statement referenced 26-004-DA 01 Revision 1 prepared by BowkerSadler

Received 03/08/2026.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Places for Everyone Policies JP-Strat1, JP-Strat2, JP-J1, JP-P1, JP-P5 and JP-C5; Core Strategy Policies SP1, EC1, EC8, CC1, T1, EN1 and DM1; Saved UDP Policies DC22 and DC26; as well as Section 6 and 12 of the NPPF.

3)

Notwithstanding the details of condition 2 above and drawings 6500 Revision A received 19/05/2026 and 2011 Revision C received 13/08/2026, prior to the installation of the louvre full and final details of the location for the louvre's siting within the southeastern-facing elevation shall be submitted to and agreed in writing with the City Council as Local Planning Authority. For the avoidance of doubt, this shall include:

- Cross sections showing the louvre in the context of the south-facing elevation, with details of the existing copper cladding and projecting detail, the connection to any ducting, as well as any bracing and cavities.
- Elevations showing the louvre in the context of the south-facing elevation, with details of its exact position as well as details of the vertical seams between the existing copper cladding panels.

The louvre shall then be installed within the southeastern-facing façade in accordance with the approved details, and remain in-situ thereafter until such a time as it is no longer required for ventilation.

Reason - To ensure the final position of the louvre hereby approved within of the elevation to minimise its visual impact. Pursuant to Places for Everyone Policies JP-Strat2 and JP-P1; Core Strategy Policies SP1, EN1, and DM1; as well as Section 12 of the NPPF.

4)

The louvre within the southeastern-facing façade hereby approved shall be constructed of a PPC aluminium and finished in a matching RAL 6033 colour to that of the existing patinated copper cladding.

Reason - To ensure the louvre matches blends into the copper cladding of the elevation to minimise its visual impact. Pursuant to Places for Everyone Policies JP-Strat2 and JP-P1; Core Strategy Policies SP1, EN1, and DM1; as well as Section 12 of the NPPF.

5)

In the event that the louvre hereby approved is no longer required for ventilation within room EW.04 of the John Dalton Heavy Engineering Building, then a sample of matching copper cladding shall be submitted to and agreed with the City Council as Local Planning Authority for reinstatement of the southeastern-facing elevation. The louvre hereby approved shall then be removed and the copper cladding reinstated within the southeastern-facing façade in accordance with approved sample, and remain in-situ thereafter.

Reason - To ensure the building's elevation is restored and in the event that the louvre is no longer required. Pursuant to Places for Everyone Policies JP-Strat2 and JP-P1; Core Strategy Policies SP1, EN1, and DM1; as well as Section 12 of the NPPF.

Informatives

Information for Developers guidance documents can be downloaded using the

following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

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