MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000663
Application type:	Full planning permission
Proposal:	Creation of external seating area with associated barriers.
Site address:	Land in front of Unit B 1 The Glassworks Back Turner Street Manchester M4 1FR
Ward(s):	Piccadilly
Date application valid:	26 June 2026
Applicant name:	Dr Anass Nuur Ali
Agent (if any):	Mr Russell Adams
Case officer:	Sam Elliott
Recommendation:	Approve
Date of recommendation:	18/08/2026

Description of site, building and/or area

The application relates to an area of pavement associated with a ground floor commercial unit in the Glassworks building.

The building is comprised of glazing and red brick and is set back from the general building line of High Street. Within this space, there are public realm provisions including 1no. tree and 1no. bench.

The application site is within the Smithfield Conservation Area. The pavement is adjacent to the Grade II listed 75-77 High Street (with 10-20 Thomas Street to its rear). The Grade II listed 31-35 Thomas Street and Former Wholesale Fish Market are also within the vicinity. These buildings contribute positively to the setting of the Conservation Area.

The application site is moreover within the Northern Quarter area, with a number of Class E uses in the vicinity. There are a number of external seating areas along High Street and along Thomas Street in the vicinity.

Description of development

Planning permission is sought for an external seating area within the demise of the commercial unit.

There would be 8no. metal tables within the proposed seating area with associated seating.

There would be barriers to two sides, comprised of barrier poles at a maximum height of 838mm with blue perforated mesh banners between.

Any tables and chairs, as well as any removable canopies, umbrellas, screens or barriers would be stored within the premises out-of-hours.

Tables would feature Chelsea clips for security.

Relevant planning history

CDN/25/0911: Discharge of conditions 20 (Refuse), 21 (Fumes), 33 (Signage Strategy), 34 (Management Strategy) and 40 (Roller Shutters) attached to planning permission 126638/FO/2020 as amended by 131328/NMC/2021, 131607/NMC/2021, 131634/JO/2021 and 134708/NMC/2022.

- Approved 07/11/2025.
- Facilitates use of commercial unit as coffee shop.

Consultation, notification and publicity responses

Consultations

MCC Highways Services

No objection:

- The 2.5m public footway is to be retained with the barrier and tables and chairs set back 1.0m from the edge of the footway.
- MCC's Premises Licensing Team have been consulted and request that a pavement licence will be required. An informative to alert the applicant is acceptable
- Outdoor seating area management statement confirms that chairs, tables and barriers should be demounted and then stored within the premises outside of operational hours.
- Utilities must be allowed access to their plant / equipment / services at all times (24/7)

MCC Environmental Health

No objection:

- Applicant’s proposed hours are in line with City Council’s Tables & Chairs Licence
- No amplified music is proposed.
- Compliance condition recommended.

Greater Manchester Police (GMP), Design for Security Team

No objection:

- Initially reviewed scheme and proposed better distinction from public footway, indoor storage of seating and furniture out of hours, layout considerations, Chelsea clips, as well as management and monitoring approaches.
- Having reviewed applicant’s amended Management Statement, confirmed scheme was acceptable.

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-C5 – Streets for All
- JP-C6 – Walking and Cycling
- JP-C8 – Transport Requirements for New Development
- JP-S1 – Sustainable Development
- JP-J1 – Supporting Long-Term Economic Growth
- 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
- CC1 – Primary Economic Development Focus : City Centre and Fringe
- CC7 – Mixed Use Development
- CC9 – Design and Heritage
- CC10 – A Place for Everyone
- T1 – Sustainable Transport
- 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
- DC18 – Conservation Areas
- DC19 – Listed Buildings
- DC22 – Footpath Protection
- DC26 – Development and Noise

NPPF

- Section 6 (Building a Strong Competitive Economy)
- Section 8 (Promoting Healthy and Safe Communities)
- Section 9 (Promoting Sustainable Transport)
- Section 12 (Achieving Well Designed Places)
- Section 16 (Conserving and Enhancing 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.

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

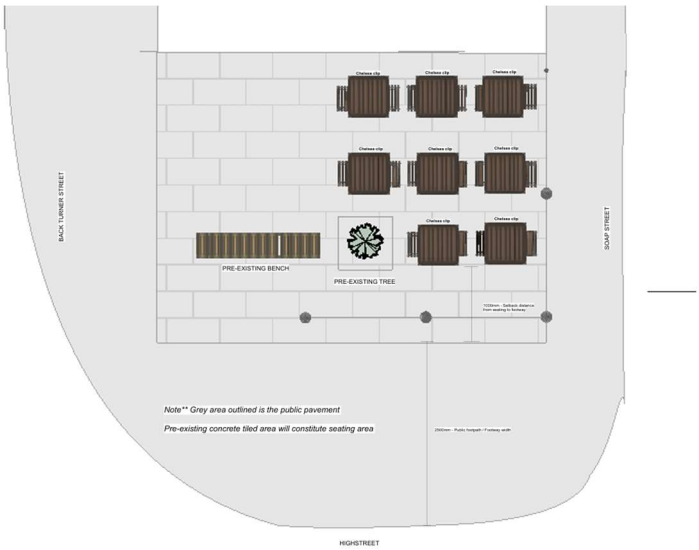
The application would see the creation of an external seating area to the front of an existing coffee shop, with all seating and barriers demountable and to be taken in each day. This is ultimately considered to align with the objectives of Places for Everyone Policy JP-Strat2, JP-S1, JP-J1 and JP-P1; Core Strategy policies SP1, EC1, CC1, CC7, and DM1; as well as Section 6 of the NPPF which support commercial operations to develop a vibrant City Centre economy.

The proposal would have an acceptable visual impact and would not harm nearby heritage assets. The scheme would not result in any acceptable impact on the public footway, nor are there any significant noise or security concerns.

Visual Impact

While it is acknowledged that external seating areas add elements of street clutter, it is also noted that the seating area would be sited within the setback space from High Street, helping to mitigate the impression of clutter to some extent. As seating, furniture and barriers are demountable and would be stored indoors, they would not constitute permanent items of clutter and would only be experienced in limited hours.

Additionally, while the seating area would encroach upon the public realm to the front of the Glassworks building, the area of seating provided is relatively small in scale and delineated from the bench. There would also be a legible delineation between the seating area and the public footway.



The proposed seating area would moreover provide a level of street activity which would have some positive impacts on the street setting. It is noted that external seating areas are common within the area and help define the character of the Northern Quarter.

It is considered that the proposed barrier poles and banners are acceptable in their appearance. A condition is recommended to ensure compliance with the proposed product details.

In consideration of the above, on balance the proposal would not unacceptably detract from the Glassworks building or any associated public realm, and would have an acceptable impact on the street scene.

Given the above, the proposal is not considered to have an adverse impact on the significance of any listed buildings within the vicinity or the Smithfield Conservation Area. It is therefore not considered necessary to weigh the proposal's impact against its public benefits as per Paragraph 215 of the NPPF.

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 DC18 and DC19; and Sections 12 and 16 of the NPPF.

Impact upon the Public Footway and Accessibility

During hours of operation, the external seating area would occupy only the demise of the application site, retaining a 2.5m footway width to the highway.

The proposed siting would therefore not interrupt any pedestrian desire lines along High Street or result in new obstacles along the public footway.

When not in use outside of hours of operation, all seating, furniture and barriers are demountable and would be stored indoors.

Utilities would be able to access services.

MCC Highways Services have reviewed the application and are satisfied that the scheme would not have an unacceptable impact. They recommend an informative to alert the applicant to discuss any licensing arrangements with the appropriate party.

The proposed external seating area would moreover leave space to the entrance to the building to retain accessible access.

The proposed external seating area is therefore in line with Place for Everyone Policies JP-C5, JP-C6, JP-C8 and JP-P1; Core Strategy Policies SP1, CC10, T1 and DM1; saved UDP policy DC22; as well as Section 9 of the NPPF; as they relate to the pedestrian environment and accessibility.

Noise

The applicant has submitted the Outdoor Seating Area - Management Statement (amendment received 03/08/2026), with measures to mitigate any noise impact resulting from the external terrace area.

The seating area would be in operation between the following hours, in accordance with the City Council's Tables & Chairs Licence:

Mondays to Sundays:

8:00am – 11:00pm

The management statement also states that there are no outdoor speakers proposed, and no amplified music would be played outside. Door staff would encourage patrons to leave quickly and quietly. Notices are to be situated inside the premises and at the entrance requesting

customers leave quietly and in an orderly manner. Staff would draw customers' attention to such notices.

MCC Environmental Health have reviewed the above and are satisfied that the submitted information is acceptable. A condition is recommended that ensures compliance with the above details as set out in the Management Statement.

Subject to condition, the proposed scheme would comply with Places for Everyone Policy JP-P1; Core Strategy Policies SP1 and DM1; and Saved UDP Policies DC10 and DC26 as they relate to noise disamenity from food and drink uses.

Security

Following initial comment from GMP Design for Security, the applicant submitted the Outdoor Seating Area - Management Statement (amendment received 03/08/2026), with additional measures for security.

These include indoor storage of seating and furniture out of hours, CCTV, staff monitoring, and Chelsea clips to tables.

GMP Design for Security has reviewed the amended document and is satisfied that there are no significant security concerns with the external seating area.

As such, the proposal is in line with Places for Everyone Policy JP-P1; Core Strategy Policies SP1 and DM1; and Sections 8 and 12 of the NPPF with respect to security.

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.

Conclusion

In consideration of the above, the proposed seating area would support a commercial unit and have an acceptable visual impact. It is considered to not have an unacceptable adverse effect on the setting of the Smithfield 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, noise disamenity or security, subject to condition.

The proposal would also meet the requirements set out in Places for Everyone Policies JP-Strat2, JP-C5, JP-C6, JP-C8, JP-S1, JP-J1, JP-P1, and JP-P2; Policies SP1, EC1, CC1, CC7, CC9, CC10, T1, EN1, EN3 and DM1 of the Core Strategy; saved UDP policies DC10, DC18, DC19, DC22, and DC26; as well as Sections 6, 8, 9, 12 and 16 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 following plans and documents received by Manchester City Council as Local Planning Authority:

Plans

- The Site Plan drawing

Received on 24/06/2026

- the ‘KAWAA OUTDOOR SEATING PLANS’ drawing dated 28/07/2026

Received on 03/08/2026

Documents

- Covering Letter dated 11th June 2026 prepared by ADAMS Planning + Development

- Appendix A – Table & Chair Specifications

Received on 11/06/2026

- Outdoor Seating Area - Management Statement

Received on 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-Strat2, JP-C5, JP-C6, JP-C8, JP-S1, JP-J1, JP-P1, and JP-P2; Policies SP1, EC1, CC1, CC7, CC9, CC10, T1, EN1, EN3 and DM1 of the Core Strategy; saved UDP policies DC10, DC18, DC19, DC22, and DC26; as well as Sections 6, 8, 9, 12 and 16 of the NPPF.

3)

The tables, chairs, and removable barriers shall match the details of the materials and products as specified in the following plans and documents:

- Covering Letter dated 11th June 2026 prepared by ADAMS Planning + Development
- Appendix A – Table & Chair Specifications

Received on 11/06/2026

- the 'KAWAA OUTDOOR SEATING PLANS' drawing dated 28/07/2026
- Outdoor Seating Area - Management Statement

Received on 03/08/2026

Reason: In the interests of visual amenity and to control the visual impact on the settings of listed buildings in the vicinity as well as that of the Smithfield Conservation Area. Pursuant to 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 DC18 and DC19; Sections 12 and 16 of the NPPF; as well as Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

4)

The external seating area hereby approved shall not be operated outside the following hours:

Mondays to Sundays:

8:00am – 11:00pm

Amplified sounds including amplified music shall not be played within this area at any time, in accordance with the approved details of the Outdoor Seating Area - Management Statement received by the City Council as Local Planning Authority on 03/08/2026.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Places for Everyone Policy JP-P1; Core Strategy Policies SP1 and DM1; and Saved UDP Policies DC10 and DC26.

5)

Management of the external seating area, including any crime prevention measures, shall be carried out in accordance with the approved details of the Outdoor Seating Area - Management Statement and the 'KAWAA OUTDOOR SEATING PLANS' drawing dated 28/07/2026 both received by the City Council as Local Planning Authority on 03/08/2026.

In accordance with these details, any tables, chairs, and removable barriers shall be stored within the premises outside of the hours of operation detailed in Condition 3 above.

Reason - In interests of orderly management of the external seating area, crime prevention and to prevent public loitering outside the hours of operation all in order to reduce public disturbance. Pursuant to Places for Everyone Policy JP-P1; Core Strategy Policies SP1 and DM1; and Sections 8 and 12 of the NPPF with respect to security.

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 granting of this planning permission does not confer other permissions, consents, or licensing permits. The applicant is advised to discuss any pavement licensing matters with Pavement Licensing Team at premises.licensing@manchester.gov.uk.