

Planning
Growth & Development
Delegated officer report for planning application

Application no. 142681/FO/2025

Date registered valid: 11 April 2025

Proposal: Installation of external meeting pod

Address: Land Between Ocean House And Adamson House, Towers Business Park,
Wilmslow Road, Manchester, M20 2RY

Ward(s): Didsbury East Ward

Applicant: KW Towers Ltd

Agent (if any): Miss Amy Murphy, JLL

Case officer: Tracie Simpson

Tel: 0161 234 4537

Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 4th June 2025



Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 13 May 2025

Standard consultations:

Printed: 28 April 2025 Expired: 20 May 2025

Neighbour notifications

Printed: 28 April 2025 Expired: 20 May 2025

Site notice

Posted: 13 May 2025 Expired: 4 June 2025

Press advert

Published: 6 May 2025 Expired: 27 May 2025

Departure from Development Plan: No

Environmental Statement: Not required

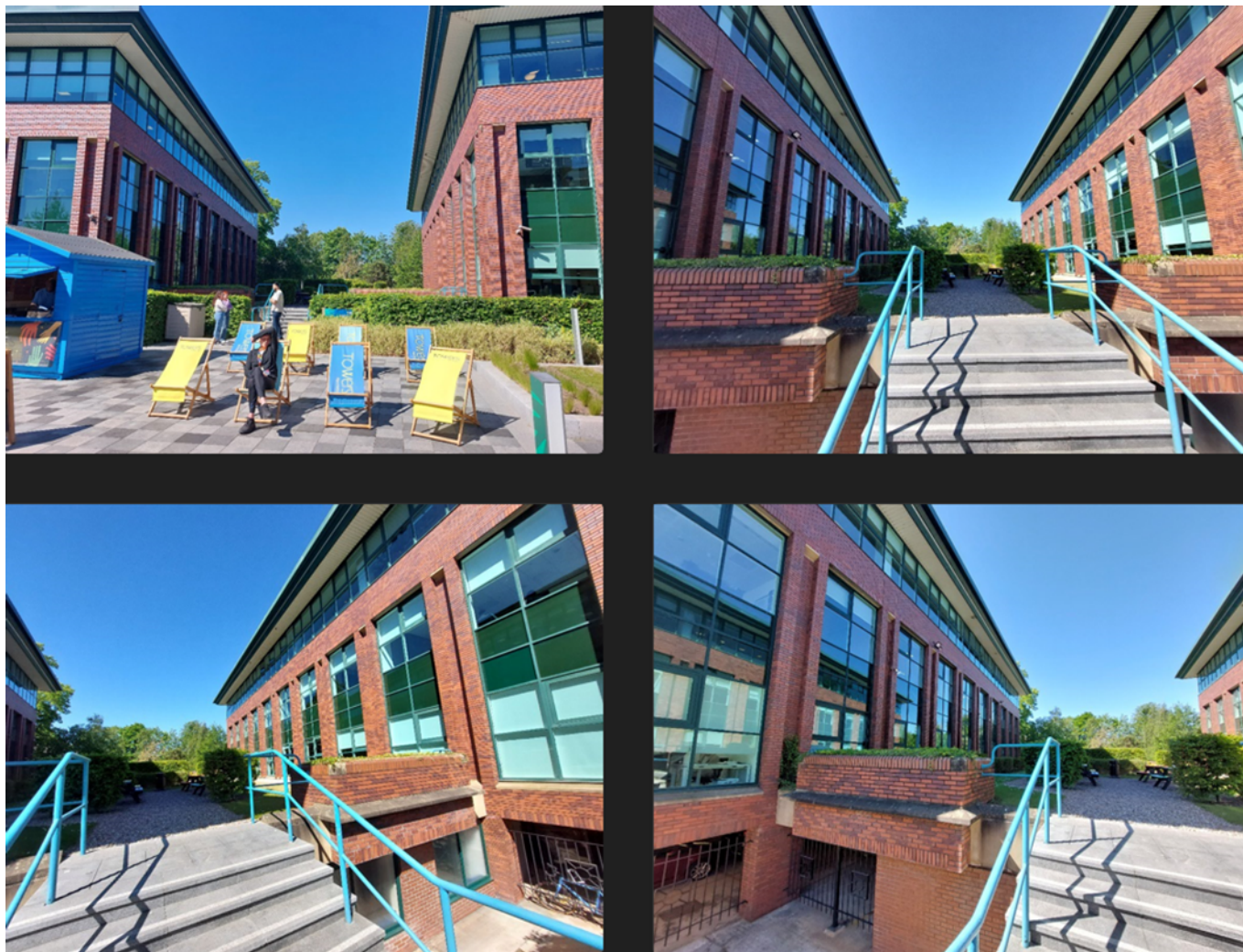
Listed building: The Grade II* Listed 'The Towers' is located approximately 95 metres to the south-east of the application site within the Business Park

Conservation area: Didsbury St James Conservation Area 1970

Tree Preservation Order: Not applicable

Description of site/building

The application site relates to land between Ocean House and Adamson House within Tower Business Park in the Didsbury East ward area of Manchester. The site is located on the south west side of the site. The buildings surrounding the land are large flat roof framed with glazed curtain wall construction clad in red brick and are occupied predominantly as office use. The main entrance of Towers Business Park is taken off Wilmslow Road. The business park has some soft landscaping, car parking within the site with various species of trees situated around the curtilage of the site.



Description of area

The area within the business park is commercial in nature and is located within the Didsbury St. James Conservation Area, the Grade II* Listed The Towers lies within the grounds of the business park to the south east with other Grade II listed residential properties on Millgate Lane to the south west and north west and the Grade II Lodge building towards the front entrance to the business park to the north east. The business park comprises of various business uses within the managed environment of the park with high specification of office accommodation. Residential properties are located outside of the business park with the closest 80 metres to the west on Kingston Road, with other residential properties to the north on Wilmslow Road, to the east and south along Parrs Wood Road.

Description of development

The application seeks planning permission for the installation of external meeting pod within the grounds of the business park on the elevated hard landscaped area that sits between Adamson House and Ocean House.

Consultations & Notification Responses

Neighbour notifications -premises within the business park were notified together with a site notice posted within the site boundary. No comments were received as a result of this.

Environmental Health - no comments/objections

Highway Services – raised comments in relation to the proposal as follows:

Pedestrian footways within the site appear to be unaffected which is acceptable in principle. Highways did request further information with regards to the numbers likely to utilise the meeting room and the overall car parking provision within the business park and arrangements around waste management.

Policy and Issues

The following policies are considered relevant in the consideration of this application.

Saved Unitary Development Plan policies

- DC18 for Conservation Areas
- DC19 Listed Buildings
- DC26 Development and Noise
- The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- Policy DM 1 - Development Management
- Policy SP1 - Spatial Principles
- Policy EN1 – Design Principles
- Policy EN 3 Heritage
- Policy EN19 Waste

The National Planning Policy Framework (NPPF)

Relevant sections: Chapter 6, Chapter 16 'relating to the historic environment',

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Places for Everyone Plan (2022 - 2039)

The proposal has also been assessed against the following policies of the Places for Everyone Plan.

Policy JP-Strat9: Southern Areas

Policy JP-J1 Supporting Long term economic growth

Policy JP-J2: Employment Sites and Premises

Policy JP-S1: Sustainable Development

Policy JP-P2 Heritage

The proposals are considered to be in general accordance with the principles of these policies.

Principle of the Proposal

The principle of the proposal is acceptable given it is an existing office location and the proposals are for provision of supporting space associated with the existing use of the business park. Notwithstanding this, consideration must be given to the proposed developments design and appearance and to the proposal's impact upon existing levels of residential amenity.

Site History relating to land between Ocean House and Adamson House as follows:

There are no specific planning applications relating to the site between the two office blocks, however, there are approximately 156 applications relating to the Business Park for various works including tree works, car parking works, elevational alterations to office buildings, change of use, and various other applications in association with the individual building uses.

Residential Amenity

The applicant is seeking planning permission for installation of an external meeting pod. The area in which the pod is to be located currently provides an existing outdoor seating area with some soft landscaping around the perimeter and decorative stone chips. This area is raised and accessed by concrete steps.

The pod would measure 3.850 in depth, a length of 5.720m and have a flat roof. The pod would be situated an equal distance between Ocean House and Adamson House.

The internal meeting space is open plan with leaf openings to the front elevation and full length window on the side elevation. The pod can accommodate up to ten people and will be used ancillary to the existing offices within the Business Park.

Given the distance between the nearest dwellings, the type of building to be installed and the site of the proposed changes, it is not considered that the proposal would give rise to detrimental impacts upon the existing levels of residential amenity enjoyed by the occupants of those properties located outside of the site.

Appearance

The appearance of the external pod is considered acceptable and is of a simple box like features with modern aesthetic finishes in the form of timber cladding and metal cladding and roofing features. The proposal is seen to be a modern contemporary addition to the site, however given the buildings that are located closest to the site it is considered that it would successfully assimilate with the surrounding buildings. The proposal is not considered to give rise to a detrimental outlook of the external areas to the whole site.

Image illustrating of the proposed meeting pod.



Highways

Highways raised comments about the proposal and sought confirmation for issues outlined above consultation and notification response. The applicant/agent provided confirmation and given the relatively small scale of development proposed it is not considered to give rise to unacceptable

highway impacts. The business park is located in a sustainable urban location and there is provision within the site of cycle and car parking facilities.

Impact on the Didsbury St. James Conservation Area and the Grade II* Listed The Towers

The proposal is considered to give rise to less than substantial harm to the conservation area. The business park has been successfully integrated into the conservation area and more recent additions can be seen to have provided a high-quality environment and setting to the onsite designated heritage asset of the Grade II* building and the wider designated conservation area.

In relation to the listed building, the setting of this has been impacted by the development of the business park within its grounds. Given the limited scale and location of the proposal away from the listed building and between two more modern buildings which have been added into the conservation area and grounds of the listed buildings the proposal is not considered to give rise to harm to the listed building and its significance and features of special architectural or historic interest would be preserved.

In respect of the conservation area designation, the siting of the building and its limited scale is not considered to interfere with the existing characteristics of the conservation area. The proposed material finishes of the structure would be an acceptable selection for the conservation area. Provision of a support facility to the business park that provides a range of employment opportunities is a benefit that outweighs the less than substantial harm that would arise from the proposal.

Bin Storage

The existing arrangements are unaffected by the proposal and the proposal would operate into the existing waste servicing arrangement at the site.

Car Parking

No changes to car parking arrangements, these remain the same and therefore is considered to be acceptable.

Conclusion

Overall the City Council considers that the proposal complies with policies as outlined in the Policy and Issues section above.

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.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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 drawings and documents:

Received on 11th April 20525 numbered POD_100_ Proposed Layout

Received on 11th April 20525 numbered POD_200_ Proposed Level 00 Elevations

Received on 11th April 20525 numbered POD_201_ Proposed Floor Plan Level 00 Layout

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) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to Policy DM1 of the Manchester Core Strategy.

Informative

The applicant is required to discuss and agree any requirements for licensing, hoarding /scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Pioneer House British Airways Plc, Towers Business Park, Wilmslow Road, Manchester, M20 2BA

Suite 15, Egerton House, Wilmslow Road, Manchester, M20 2DX

GREENERGY INTERNATIONAL LIMITED, Suite 12, Egerton House, Wilmslow Road, Manchester, M20 2DX

Kingston House Ground Floor, Towers Business Park, Wilmslow Road, Manchester, M20 2LD

Spectrum House, Towers Business Park, Wilmslow Road, Manchester, M20 2SE

Adamson House Ground Floor Suite G11, Towers Business Park, Wilmslow Road, Manchester, M20 2SA

Adamson House Ground Floor Suite G21, Towers Business Park, Wilmslow Road, Manchester, M20 2SA

Adamson House Part First Floor, Towers Business Park, Wilmslow Road, Manchester, M20 2SA

Adamson House, Towers Business Park, Wilmslow Road, Manchester, M20 2YY

Adamson House Ground Floor Suite G20, Towers Business Park, Wilmslow Road, Manchester, M20 2SA

Adamson House Ground Floor Suite G04, Towers Business Park, Wilmslow Road, Manchester, M20 2SA

Adamson House Ground Floor Suite G32, Towers Business Park, Wilmslow Road, Manchester, M20 2SA

Adamson House First Floor Suite 103, Towers Business Park, Wilmslow Road, Manchester, M20 2SA

Adamson House First Floor Suite 110, Towers Business Park, Wilmslow Road, Manchester, M20 2SA

Car Spaces, Ocean House Towers Business Park, Wilmslow Road, Manchester, M20 2LY

Ground Floor, Ocean House Towers Business Park, Wilmslow Road, Manchester, M20 2LY

Second Floor, Ocean House Towers Business Park, Wilmslow Road, Manchester, M20 2LY

Crescent House, Towers Business Park, Wilmslow Road, Manchester, M20 2JE

Adamson House Ground Floor Suite G36, Towers Business Park, Wilmslow Road, Manchester, M20 2SA

Adamson House Ground Floor Suite G17, Towers Business Park, Wilmslow Road, Manchester, M20 2SA

Adamson House First Floor Suite 105, Towers Business Park, Wilmslow Road, Manchester, M20 2SA

Adamson House First Floor Suite B, Towers Business Park, Wilmslow Road, Manchester, M20 2SA

Adamson House First Floor Suite 107, Towers Business Park, Wilmslow Road, Manchester, M20 2SA

Adamson House First Floor Suite 106, Towers Business Park, Wilmslow Road, Manchester, M20 2SA

Basement, Scotscroft Towers Business Park, Wilmslow Road, Manchester, M20 2RY

Suite C, Scotscroft Towers Business Park, Wilmslow Road, Manchester, M20 2RY

Ground Floor, The Towers, Wilmslow Road, Manchester, M20 2SL

The Atrium, Towers Business Park, Wilmslow Road, Manchester, M20 2SL

Suite 10 And Suite 14, Egerton House, Wilmslow Road, Manchester, M20 2DX

Ground Floor, Egerton House, Wilmslow Road, Manchester, M20 2DX
Suite 13, Egerton House, Wilmslow Road, Manchester, M20 2DX
Basement, The Towers, Wilmslow Road, Manchester, M20 2LS
First Floor, The Towers, Wilmslow Road, Manchester, M20 2LS
Second Floor, Kingston House Towers Business Park, Wilmslow Road, Manchester, M20 2LX
Adamson House Ground Floor Suite G131, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G08, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 117, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G29, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 104, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G06, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 113, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 102A, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Part Ground Floor, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
TOLTEC SYSTEMS LTD, Adamson House Ground Floor Suite G12, Towers Business Park, Wilmslow Road, Manchester, M20 2YY
Adamson House First Floor Suite 122, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G16, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G35, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 114, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G15, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 124, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 115, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 123, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Kingston House Part First Floor, Towers Business Park, Wilmslow Road, Manchester, M20 2LD
Ocean House, Towers Business Park, Wilmslow Road, Manchester, M20 2LY
Ground Floor Room 21, The Towers, Wilmslow Road, Manchester, M20 2SL
Suite 9, Egerton House, Wilmslow Road, Manchester, M20 2DX
Suite 11, Egerton House, Wilmslow Road, Manchester, M20 2DX
Adamson House Ground Floor Suite G07, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Second Floor, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 109, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 120, Towers Business Park, Wilmslow Road, Manchester, M20 2SA

Adamson House Ground Floor Suite G09, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G02, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G22, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G37, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
First Floor, Ocean House Towers Business Park, Wilmslow Road, Manchester, M20 2LY
Scotscroft, Towers Business Park, Wilmslow Road, Manchester, M20 2RY
Ground Floor Suite C, The Towers, Wilmslow Road, Manchester, M20 2LS
Suite 4, Egerton House, Wilmslow Road, Manchester, M20 2DX
Egerton House, Towers Business Park, Wilmslow Road, Manchester, M20 2DX
Adamson House Ground Floor Suite G10, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 108, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 102, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 125, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 111, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G38, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G24, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Worthington House, Towers Business Park, Wilmslow Road, Manchester, M20 2HJ
The Coffee Hub, Scotscroft Towers Business Park, Wilmslow Road, Manchester, M20 2RY
Suite D The Pavilion, Towers Business Park, Wilmslow Road, Manchester, M20 2LS
The Towers, Towers Business Park, Wilmslow Road, Manchester, M20 2EZ
Suite 2 And 3, Egerton House, Wilmslow Road, Manchester, M20 2DX
Adamson House First Floor Suite 116, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Second Floor, The Towers, Wilmslow Road, Manchester, M20 2LS
Adamson House Ground Floor Suite G25, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G34, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G14, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G26, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Ground Floor, Kingston House Towers Business Park, Wilmslow Road, Manchester, M20 2LX
The Pavilion, Towers Business Park, Wilmslow Road, Manchester, M20 2LS
Suite 3 Second Floor The Towers, Towers Business Park, Wilmslow Road, Manchester, M20 2SL
Suite 5, Egerton House, Wilmslow Road, Manchester, M20 2DX
Suite 6 To 8, Egerton House, Wilmslow Road, Manchester, M20 2DX
THE HILL GROUP LTD, Suite 1, Egerton House, Wilmslow Road, Manchester, M20 2DX
Suite 16, Egerton House, Wilmslow Road, Manchester, M20 2DX
Kingston House, Towers Business Park, Wilmslow Road, Manchester, M20 2LX
Adamson House First Floor Suite 101, Towers Business Park, Wilmslow Road, Manchester, M20 2SA

Adamson House First Floor Suite 118, Towers Business Park, Wilmslow Road, Manchester, M20 2SA

Area Team Boundary - Name: SOUTH AREA