

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143210/NMC/2025		
Date registered valid:	13 June 2025		
Proposal:	Non-material amendment to planning permission 141075/FO/2024 to introduce a new fire escape door		
Address:	Manchester Academy, Oxford Road, Manchester, M13 9PR		
Ward(s):	Hulme		Ward
Applicant:	Mr Ben Ward		
Agent (if any):	Halliday Meecham		
Case officer:	Sam		Elliott
	Tel: 0161	219	2856
	Email: sam.elliott@manchester.gov.uk		
Recommendation:	Approve		
Date of recommendation:	30/06/2025		

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: 24/06/2025.

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site relates to the Manchester Academy concert hall which has elevations onto Oxford Road, Spa Street, Devas Street and Blyton Street. The Grade I Holy Name Church is situated adjacent to the Stopford building on the opposite side of Oxford Road to the application site.

Description of development

The application seeks a non-material amendment to application 141075/FO/2024 that would include the blocking up of the existing fire door within the northwestern elevation with matching brickwork, in addition to the installation of a new external RAL 7016-coloured steel fire door within the eastern elevation fronting Oxford Road.

Consultations & Notification Responses

Not applicable.

Issues

Within the original application 141075/FO/2024, the approved elevations (5630-HMA-MA-ZZ-DR-A-00210 P09) indicate that the existing fire escape door fronting Spa Street would be retained while the approved floor plans (5630-HMA-MA-00-DR-A-00201 P10) indicate that the door would be bricked up. As part of the current non-material amendment application, the proposed plans clarify that there would be external alterations to brick-up the existing fire escape door fronting Spa Street.

With respect to the proposed fire door fronting Oxford Road, the previously approved double course of protruding brickwork within the western elevation would mostly be retained, with a steel fire exit door installed to the side of the brickwork pattern. The door would match existing service doors fronting Oxford Road in colour.

The new door would be visible along Oxford Road, however it is not considered to significantly alter the building's appearance or relationship with the highway. It is also noted that there was previously a door and glazing in this location prior to the brickwork infill approved in 141075/FO/2024.

On this basis the proposed change is considered to be acceptable and non-material in nature. The application is therefore recommended for approval.

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**

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

1) The proposed seeks to amend condition 2 (Specified Plans) of planning permission 141075/FO/2024 in order to include an additional fire escape door on the western elevation within the scope boundary.

2) New Plans

The development hereby approved shall be carried out in accordance with the following drawings:

LOCATION PLAN, ref: 5630-HMA-MA-00-DR-A-00001 P01 (Received 20/09/2024);
AMENDED GROUND FLOOR PLAN, ref: 5630-HMA-MA-00-DR-A-00201 P15 (Received 30/06/2025);
AMENDED ELEVATIONS, ref: 5630-HMA-MA-ZZ-DR-A-00210 P11 (Received 30/06/2025); and
PROPOSED SECTIONS, ref: 5630-HMA-MA-ZZ-DR-A-20301 P01 (Received 13/11/2024)

3) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL