

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144002/NMC/2025

Date registered valid: 17 September 2025

Proposal: Non-material amendment to Condition 2 (Specified Drawings and Documents) attached to planning permission 142552/FO/2025, consisting of minor layout changes.

Address: NCP Car Park, Sackville Street, Manchester, M1 3LY

Ward(s): Piccadilly Ward

Applicant: Lysara

Agent (if any): Harriet Cole DWD Ltd

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23 September 2025

Application Details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: Not required, previously undertaken under main application

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/Area

Listed building: Not applicable

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order:

The application site is located circa 420 metres to the northeast of Manchester Oxford Road Railway Station, located between Major Street, Sackville Street, Bloom Street and Abingdon Street.

The application site comprises of an existing surface level car park operated by NCP. The application site is accessed to the southeast via Bloom Street by vehicles and pedestrians. The application boundary comprises of the hard standing area within the NCP car park.

It is adjacent to Whitworth Street Conservation Area.

The Grade II listed Brazil House and 103 Princess Street are situated adjacent to the site.

Description of Development

The proposal seeks a non-material amendment to Condition 2 (Specified Drawings and Documents) attached to planning permission 142552/FO/2025, consisting of minor layout changes.

Consultations & Notification Responses

Non-required.

Policy

Places for Everyone (2024)

- JP-Strat2 (City Centre)
- JP-P1 (Sustainable Places)
- JP-P2 (Heritage)

The Adopted Core Strategy for the City of Manchester (2012)

- SP1 (Spatial Principles)
- EN1 (Design Principles and Strategic Character Areas)
- EN3 (Heritage)
- EN14 (Flood Risk)
- CC9 (Design and Heritage)
- DM1 (Development Management)

The Unitary Development Plan (UDP) for the City of Manchester (1995)

- DC18.1 (Conservation Areas)
- DC19.1 (Listed Buildings)

National Planning Policy Framework (NPPF) (2024)

- Section 12 (Achieving well-designed places)
- Section 16 (Conserving and enhancing the historic environment)

The National Design Guide (January 2021)

Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990

Issues

The amendments submitted comprise:

- Plant layout adjusted with different size to the feeder pillars
- Substation Details updated
- Bloom street elevation updated to reflect updated layout changes
- Kerb adjusted following tracking requirement.

The red line area of the application remains the same.

The changes will not amend the use of the approval nor result in an intensity of use.

The changes will not result in a change to the description of the application or conflict with any of the conditions.

There are no changes to the appearance of the site that would materially alter the aesthetic of the site. No increase to height of any equipment on the site is proposed. The proposal simply seeks the reduction in size of some elements and minor rotation and layout changes of the proposed plant equipment.

The overall provision of landscaping proposed remains the same across the Site;

The changes are not such that they would warrant re-consultation given that the technical details remain unaffected.

The drainage strategy and drainage plan documents have been updated to reflect the minor layout changes above ground, but there are no changes to the below ground drainage strategy and plan.

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

1) The proposal seeks to amend Condition 2 (Specified Drawings and Documents) attached to planning permission 142552/FO/2025, consisting of minor layout changes. These include the plant layout adjusted with a slightly smaller feeder units and the kerb adjusted following tracking requirement.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 10 July 2025:

- Noise Impact Assessment, produced by TetraTech

Received by Manchester City Council as the Local Planning Authority on 18 July 2025:

- Site location plan 7944-SMR-02-ZZ-DR-A-2001-S3 P4

Received by Manchester City Council as the Local Planning Authority on 17 September 2025:

- Proposed Site Plan 7944-SMR-MA-ZZ-DR-A-2003-S3-P8
- Existing and Proposed Bloom Street Site Elevation 7944-SMR-MA-ZZ-DR-A-2007-S3-P6
- Proposed Substation Details 7944-SMR-MA-ZZ-DR-A-2006-S3-P7
- Proposed Drainage 242037-ECE-ZZ-XX-DR-C-5210 P10
- Sustainable Drainage Strategy - 242034-ECE-XXXX-RP-C-0003 Rev PL8, produced by EirEng

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 and saved policies DC18 and DC19.

2) Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and 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

Conservation Area - Whitworth Street Conservation Area 1985

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL