

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143540/NMC/2025

Date registered valid: 23 July 2025

Proposal: Non-material amendment to Planning Permission 138031/JO/2023 to amend the trigger in condition 33 (Secured by Design)

Address: Former Boddingtons Brewery Site , Dutton Street, Manchester, M3 1LE

Ward(s): Cheetham Ward

Applicant: Salboy Ltd Salboy Ltd

Agent (if any): Mr Joshua Wyatt-Smith Deloitte

Case officer: Lea Joseph
Tel: 0161 227 3644
Email: lea.joseph@manchester.gov.uk

Recommendation: **Approve**

Date of recommendation: **14 August 2025**

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

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

The development site comprises the Eastern portion the former Boddington Brewery site. Extending across 1.376 hectares the site is bounded by Dutton Street, New Bridge Street and Great Duice Street.

Upon closure of the former Brewery site in 2005, the land was cleared and converted into a surface car park. At present, the works will require a removal of a portion the car park paving and demolition of a two-story building to the north of the site.

The buildings, currently in development on the site will a mixed-use development of 556 residential units, and 3490sqm of commercial floor space, across five structures. Residential buildings will be constructed in a mix of red and orange brick. Commercial space will encompass the ground floor of the residential, as well as lighter conservatory style commercial units with saw tooth roof structure and fully glazed facades.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is located within the area boundaries of the Boddingtons Strategic Regeneration Framework which was adopted by the City Council in 2007 and updated in 2015.

The site is located a short distance from the River Irwell and is surrounded by retail and commercial (Class E) uses. Victoria Station and the AO Arena are two high-traffic sites that sit in close proximity to the site.

Description of development

The application pertains to a large, mixed-use scheme, consisting of two multi storey buildings totalling 556 residential units, with ground floor and standalone commercial uses.

Permission is sought to amend Condition 33 which requires Secured by Design Certification for each phase of development.

Planning History

118831/FO/2018 | Erection of two buildings (a part 17, part 12 storey building and a part 26, part 23 storey building) to form 556 residential units (Use Class C3a) together with the creation of 3490 sqm of commercial floor space (Use Classes A1, A2, A3, B1 and D1) with associated landscaping, access and other associated works. (Approved February 2019)

138031/JO/2023 | Variation of condition 3 (Specified Plan) attached to planning permission 118831/FO/2018 to include basement area to block A. (Approved March 2024)

CDN/25/0371 | Discharge of conditions 7b, 7c, 7d (Ground Conditions) and Condition 33 (Secured by Design) attached to Planning Permission ref. 138031/JO/2023. (Split Decision issued July 2025)

Consultations & Notification Responses

N/A

Issues

The proposed changes constitute an amendment to the wording of Condition 33. Rather than a phased Secured by Design certification, a three-month window, post-completion would be applied to the development. This amendment is required as Accreditation cannot be granted until all phases are completed.

The proposed condition amendment has no impact on the design, appearance or associated development works. Thus, the changes are considered to be non-material in nature.

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 33 (Secured by Design) to allow for changes to the timescale for Secured by Design assessment and certification.
- 2) Following an assessment of the details submitted, I can confirm that the proposed amendments are 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.

Condition

33) The development of each phase shall be carried out in accordance with the Crime Impact Statement (Version A) prepared by Design for Security at Greater Manchester Police stamped as received by the city council, as Local Planning Authority, on the 19 January 2018. The development shall only be carried out in accordance with these approved details. Within 3 months of the full completion of 138031/JO/2023 confirmation of the Secure by Design award status shall be submitted and approved in writing by the City Council as Local Planning Authority.

Reason – To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

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

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

Flood Zones Type 2 (low to medium risk) -

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) -

Area Team Boundary - Name: CENTRAL