

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144084/NMC/2025

Date registered valid: 26 September 2025

Proposal: Non-material amendment to planning permission 141792/FO/2024 to allow for fenestration and entrance alterations, and installation of timber panel fascia

Address: Blossom Motor Company, 27 Gun Street, Manchester, M4 5DN

Ward(s): Ancoats & Beswick Ward

Applicant: Blossom Street Motors

Agent (if any): Mr Saghir Hussain Create It Studio Architects

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13/10/2025

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 site comprises of a single storey industrial unit which is bounded by Henry Street and Gun Street. There is both pedestrian and vehicular access from both streets. The building is a combination of red brick and buff brick construction. Roller shutters feature along the property's Henry Street elevation and traditional styled timber doors along its Gun Street elevation. Corrugated metal sheeting forms the roof. The application site benefits from a live planning permission for its conversion to a market hall (Class E), approved under planning permission 141792/FO/2024.

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order: Not applicable

Description of area

The neighbouring area constitutes that of the Ancoats conservation area. Ancoats is a City Centre neighbourhood that is characterised by medium to high density buildings with ground floor commercial uses and upper floor residential units within both new and converted buildings which contribute to the significance of the area. The historical grid pattern remains evident throughout the conservation area. Henry Street contains a variety of uses including light industrial, a multi-storey car park, drinking establishments and retail premises. There are homes on Henry Street in the upper floors of Cotton House and 13 Blossom Street. Henry Street contains a mixture of older and more modern buildings. Gun Street is home to multiple residential buildings that front onto Great Ancoats Street, and also the vehicular entry and exit to the multi-storey car park. The site is in Flood Zone 1 and a critical drainage area, and also lies within the Air Quality Management Area (AQMA).

Description of development

The application seeks a non-material amendment to planning permission 141792/FO/2024 to allow for fenestration and entrance alterations, and installation of a timber panel fascia.

The proposed alterations to the property's locations are to amend minor errors in its actual existing location on the property's façade. Proposed alterations to the property's fenestration to reflect the true location of its entrance and internal columns.

The original approved plans depicted a new brick fascia to be installed along the property's Gun Street elevation. This position has now been revised where the condition of the Gun Street elevation will be retained and the grill signage will be mounted on top of the existing timber beam that sits across the opening. The width of the grill signage to Gun Street will be increased by the width of one brick either side in order to ensure that the timber beam is concealed from view.

Planning History

141792/FO/2024 - Conversion of vehicle garage into market hall (Use Class E) – Approved April 2025.

059081/FO/NORTH2/00 - Demolition and rebuild of Henry Street facade and extend existing roof to create additional garage space – Approved July 2000.

F04897 - Retention of roof over yard to form extension to garage and retention of rebuilt portion of garage and repair shop (Approved to 31.12.74 Ref. TP.51387) – Approved June 1976.

Consultations & Notification Responses

Not applicable.

Issues

The proposed alterations would see minor corrections in the location of the site entrance. Alterations to the layout of the fenestration are also minor, with proposed windows being raised no higher than what was previously approved. The minor increase in the size of the grill signage to Gun Street and the omission of the inserted brick course to the same elevation, is considered to be non-material, with the condition of the property as existing being retained and no aspect of the development going beyond the principles set out by the existing planning permission. Considered collectively, the proposed alterations would not result in an overly perceivable change in the appearance of the application site when compared to that of what was previously approved. On this basis the proposed change is considered to be acceptable and is considered to be 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

Conditions to be attached to decision for approval

1) The proposed seeks to amend condition 2 (Specified Plans) in order to allow for fenestration and entrance alterations, and the installation of a timber panel fascia.

2) New Plans

- o Covering Letter (Prepared by Create It Studios; Dated 25/09/2025)
- o A1612(02B)AP001 Revision P1: Proposed Site Plan
- o A1612(02B)AP002 Revision P2: Proposed Floor Plan
- o A1612(02B)AP003 Revision P3: Proposed Elevations (Received 13/10/2025)

All stamped as received by the City Council as Local Planning Authority on the 26/09/2024, unless specified otherwise.

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 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(c) To C3

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

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Ancoats Conservation Area 1989

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) -

Area Team Boundary - Name: CENTRAL