

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141999/JO/2025

Date registered valid: 28 January 2025

Proposal: Variation of Conditions application to vary conditions 1 (Temp time), 2 (Removal of structures), 4 (Specified Plans), 5 (CMP), 6 (Waste), 16 (External Hours), and 17 (Opening Hours), and to remove conditions 8 (Drainage 1) and 9 (Drainage 2) attached to Planning Permission 138695/FO/2023.

Address: Land At Bromley Street, Manchester, M4 4JS,

Ward(s): Piccadilly Ward

Applicant: Meanwhile Creative

Agent (if any): Nicole Roe Eden Planning & Development

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

Recommendation: Approve

Date of recommendation: 11/09/2025

Application details

Type of application: Variation or Removal of Condition

Development type: Major Other

Date of site visit:

Standard consultations:

Printed: 31 January 2025 Expired: 21 February 2025

Neighbour notifications

Printed: 31 January 2025 Expired: 21 February 2025

Site notice

Posted: Expired:

Press advert

Published: 4 February 2025 Expired: 18 February 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site relates to a disused surface car park, bound by Rochdale Road to the east, Bromley Street and train and tramlines to the north, and a vacant lot and industrial unit to the west across Peary Street and Burstock Street. The application site is subject to a live planning permission for the siting of a temporary shipping container park, approved under permission 138695/FO/2023.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area largely consists of cleared sites, temporarily repurposed as surface car parks, that forms part of the Northern Gateway Strategic Regeneration Framework. The Framework will see the sites covered by it be redeveloped in the coming years. Uses within the area are dominated by car parking uses, with some live planning permissions for residential development lying to the south-west of the application site.

Description of development

The application seeks consent to vary conditions 1 (Temporary time), 2 (Removal of structures), 4 (Specified Plans), 5 (Construction Management Plan), 6 (Waste), 16 (External Hours), and 17 (Opening Hours), and remove conditions 8 (Drainage 1) and 9 (Drainage 2) of planning permission 138695/FO/2023, as amended by application 141741/NMC/2024.

Proposed alterations to conditions 1 (Temporary Time) and 2 (Removal of Structures) so that the use of the site as a temporary container park would lapse on 24/05/2029.

Information to satisfy the requirements of conditions 5 (Construction Management Plan), 6 (Waste), 16 (External Hours) and 17 (Opening Hours) have accompanied the submission so that the conditions can then be reworded as compliance conditions. The proposal has been accompanied by a Waste Management Strategy, detailing that a waste store would be located at the northern end of the site. A set of proposed opening hours for internal and external areas has been submitted to satisfy conditions 16 (External Hours) and 17 (Opening Hours), these are as follows:

- Opening hours (Including external areas)
 - o Monday to Thursday 07:00 – 22:00
 - o Friday and Saturday 07:00 – 23:00
 - o Sunday and Bank Holidays 09:00 – 22:00

Conditions 8 (Drainage 1) and 9 (Drainage 2) are proposed to be removed, with no proposed changes to the site's drainage being required. To reflect these changes in the drainage of the site updated plans to vary condition 4 (Specified Plans) in line with this have been proposed.

Planning History

141741/NMC/2024 – Non-material amendment to Planning Permission 138695/FO/2023 to change the description of development to remove reference to number of consented years – Approved January 2025.

138695/FO/2023 – Installation of shipping containers to form 4326sqm. Gross of co-working space (sui generis) with associated car parking and other works for a temporary period of 3 years – Approved May 2024.

118699/FO/2017 – Creation of a 487 space and 142 space car parks for a temporary period of 5 years with associated access, boundary treatment and other works – Approved April 2018.

104025/FO/2013/N1 – Creation of a temporary surface public pay and display car park for 250 vehicles, with erection of associated boundary treatments and floodlighting, for a temporary period of 12 months – Approved

099692/DEM/2012/N1 – Prior Notification for the proposed demolition of police station buildings – Approved November 2012.

Consultations & Notification Responses

Environmental Health – No objection subject to amplified sound/music being prohibited.

Flood Risk – No objection subject to an informative relating to drainage.

Highways – No objection subject to the proposal proceeding in accordance with the submitted construction management plan.

United Utilities – No objection.

Publicity – None received.

Policy

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat2 – City Centre

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy EC1 – Employment and Economic Growth in Manchester
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC8 – Change and Renewal
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN14 – Flood Risk
- Policy EN19 – Waste
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:

- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 9 – Promoting sustainable transport
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Other Legislative Requirements

Northern Gateway Strategic Regeneration Framework

The National Planning Policy for Waste

Issues

Principle of the Development

The application would see the alteration of a live planning permission that would see the siting of a container park for affordable office space for an additional two years, as well as the alteration of multiple other conditions. It is considered the increase in the lifetime of the temporary permission by two years would continue to provide the site with a viable use till it is ready to come forward for permanent development in accordance with the aims of the Northern Gateway Strategic Regeneration Framework. In light of the above, the proposal is considered to accord in principle with Places for Everyone Plan Policy JP-Strat2, Core Strategy Policies SP1, EC1, EC3, CC1 and DM1, subject to the matters discussed below.

Residential Amenity

The submission proposes to have external and internal areas to be open from Monday to Thursday 07:00 – 22:00, Friday and Saturday 07:00 – 23:00, and Sunday and Bank Holidays 09:00 – 22:00. Environmental Health do not object to these times, provided that no use of amplified music is permitted. As part of an approval, planning condition would secure that

amplified music is prohibited at all times. The other proposed amendments are not considered to be so fundamental as to materially affect neighbouring amenity. On this basis, the proposal is acceptable in this regard and accords with Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC26, and the National Planning Policy Framework.

Visual Amenity

The visual impact of the development was considered acceptable under permission 138695/FO/2023. The nature of the proposed alterations to the aforementioned permission do not concern matters of visual amenity. On this basis the proposal's impact to visual amenity will remain unchanged and is therefore in accordance with Core Strategy Policies SP1, EN1 and DM1, and the National Planning Policy Framework.

Drainage

The application site lies within Flood Zone 1 where the risk of flooding is lowest. Notwithstanding this, drainage on site was controlled by planning condition on the basis that a new drainage scheme would be implemented. It has now become clear that the amount of hardstanding on site will not be altered, and that the site's existing drainage system is sufficient for the approved development and is now to be retained as is. In line with this, the previously imposed drainage conditions, conditions 8 and 9 of permission 138695/FO/2023, are to be removed. United Utilities do not object to this arrangement. Flood Risk also do not object to the development subject to an informative relating to drainage maintenance. Subject to such an informative, the development is acceptable in this regard and therefore accords with Core Strategy Policies EN14 and DM1, and the National Planning Policy Framework.

Highway Safety

The submission has been accompanied by a construction management plan to satisfy the requirements of condition 5 so that it may be reworded to a compliance condition. Highways do not object to the submitted plan, with containing a commitment to a section 50 agreement to facilitate safe pavement overrun with HGVs entering and exiting the application site. Subject to the development being conditioned in line with the submitted construction management plan, the proposals are acceptable in this regard and comply with Core Strategy Policy DM1 and the National Planning Policy Framework.

Waste Management

Under planning permission 138695/FO/2023, details of waste storage on site was controlled by condition 6 and was to be agreed under a discharge of conditions application prior to the first use of the development. Information has accompanied the submission to satisfy the requirements of the condition, the submitted Waste Management Strategy details that a 37.7sqm waste store would be located at the northern end of the site. Environmental Health do not object to this arrangement. In line with the above, subject to a condition that would see the development operate in accordance with the submitted Waste Management Strategy, the proposal is acceptable in this regard and therefore accords with Core Strategy Policies EN19 and DM1, and the National Planning Policy for Waste.

Conclusion

In light of the above and subject to appropriate planning condition, it has been found that the development is acceptable and is therefore in accordance with Core Strategy Policies SP1, EC1, EC3, CC1, CC8, EN1, EN14, EN19 and DM1, Saved Unitary Development Plan Policy DC26, Places for Everyone Plan Policy JP-Strat2, the National Planning Policy Framework, the National

Planning Policy for Waste and Northern Gateway Strategic Regeneration Framework. On this basis the application is 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

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Condition(s) to be attached to decision for approval

- 1) The permission hereby granted is for a limited period only, expiring on 24 May 2029.

Reason - The site and wider area are expected to undergo significant changes as a result of regeneration being promoted by the City Council and it will be necessary to reconsider the suitability and acceptability of the use of this site following this temporary period. This temporary permission will allow the City Council to reconsider the consequences of development on the site which are not foreseeable beyond the expiry of this temporary permission, pursuant to the Manchester Core Strategy policies SP1, CC1, CC10, CC8 and DM1.

2) The use and structures hereby permitted shall be discontinued no later than the 24 May 2029 and the buildings and works comprising the development are required to be removed no later than one month from the use ceasing.

Reason - The use and buildings are required to cease and be removed from site within a specified timescale in order to allow reinstatement of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) Within two months of the expiration of the temporary period, a scheme to restore the land shall be submitted for approved in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented within two month of the use ceasing.

Reason - To ensure that the land is reinstated to an appropriate standard in the interest of visual amenity and to restore the recreational value of the site pursuant to policies SP1, EN9, EN10 and DM1 of the Manchester Core Strategy (2012).

4) The development hereby approved shall be carried out in accordance with the following drawings and documents:

-Drawing - Proposed SK-002 TYPICAL CONTAINER received by the City Council, as Local Planning Authority, on 30/11/2023

-Drawing - Proposed SK 001 SKETCH LAYOUT received by the City Council, as Local Planning Authority, on 10/05/2024

-Design & Access Statement DESIGN AND ACCESS STATEMENT

-Supporting Information CRIME IMPACT STATEMENT

-Supporting Information MAINTENANCE STRATEGY

-Waste Management WASTE MANAGEMENT PROFORMA

-Waste Management WASTE MANAGEMENT STRATEGY

-Transport or Travel information TRANSPORT STATEMENT & FRAMEWORK TRAVEL PLAN

All received by the City Council, as Local Planning Authority, on 30/11/2023

-Supporting Information PLANNING STATEMENT received by the City Council, as Local Planning Authority, on 01/12/2023

-Supporting Information QUALITATIVE ODOUR RISK ASSESSMENT received by the City Council, as Local Planning Authority, on 26/01/2024

-Transport or Travel information 3983-SP01 REV D SWEPT PATH ANALYSIS

-Transport or Travel information 3983-SP02 REV B SWEPT PATH ANALYSIS

-Supporting Information CAR PARKING DATA

All received by the City Council, as Local Planning Authority, on 10/05/2024

-Waste Management Strategy (Prepared by Eden; Dated 24/01/2025; Received 28/01/2025)

-Construction Method Statement (Prepared by Meanwhile Creative; Received 04/09/2025)

-A-P10-001: Site Location Plan (Received 28/01/2025)

-065619-CUR-00-XX-DR-D-72001 Rev P02: Drainage Strategy General Arrangement (Received 18/01/2025)

-Drainage Calculations (Prepared by Micro Drainage; Received 18/01/2025)

-Flood Risk Assessment and Drainage Management Strategy (Prepared by Betts Hydro; Dated December 2024; Received 28/01/2025)

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.

5) The construction phase of the development shall be carried out in accordance with the Construction Method Statement (Prepared by Meanwhile Creative; Received 04/09/2025).

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

Reason: To ensure that the development is acceptable in the interests of the highway safety and the amenity of the locality, pursuant to policies SP1, DM1, CC5, CC10, T1, EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

6) The development hereby approved shall store and present its waste and recycling for collection in accordance with the approved Waste Management Strategy (Prepared by Eden; Dated 24/01/2025; Received 28/01/2025) for its lifetime.

Reason - In the interests of amenity and public health pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

7) The approved cycle storage provision shall be carried out in accordance with drawing SK 001 SKETCH LAYOUT, received by the City Council, as Local Planning Authority, on 10/05/2024. The approved measures shall be in place prior to the first use of the development and thereafter retained and maintained in situ.

Reason: In the interest of ensuring sufficient cycle provision is put in place and air quality mitigation EN16, SP1 and DM1 of the Core Strategy.

8) Prior to the first use of the development, a Travel Plan Framework shall be submitted for approval in writing by the City Council, as Local Planning Authority.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those working at the development;
- ii) a commitment to surveying the travel patterns of staff during the first three months of the first use of the building and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified Travel Plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a Travel Plan for the development which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

9) Prior to the first use of the development hereby approved, a detailed proposal about how the applicant will encourage Manchester residents and businesses to use the facility shall be submitted for approval in writing by the City Council as Local Planning Authority. The approved details shall be implemented as part of the development and thereafter retained and maintained.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

10) Prior to the first use of shipping containers for uses resulting in a higher level of noise outbreak (for example film or music production, woodwork, furniture making or uses involving heavy machinery), a scheme for the acoustic insulation of the shipping containers affected shall be submitted to and approved in writing by the City Council as the Local Planning Authority.

The approved acoustic insulation scheme shall be implemented prior to the first use of the development and thereafter be retained and maintained.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for Manchester (1995).

11) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to policy EN18 of the Manchester Core Strategy (2012).

12) Any soils imported for use in the landscaped area shall be validated as suitable for use and a minimum of 300mm subsoil and topsoil over a no dig marker layer shall be placed. Prior to first use of the development a post completion report shall be submitted to the City Council, as Local Planning Authority, for approval in writing.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to policies EN18 and EN20 of the Manchester Core Strategy.

13) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policy DM1 and SP1 of the Manchester Core Strategy (2012).

14) The premises, including both internal and external areas, shall not be open to the public outside the following hours:

- o 7am - 10pm Monday to Thursday
- o 7am - 11pm Friday and Saturday

- o 9am - 10pm Sunday and Bank Holidays

The use of amplified sound or any music in external areas shall be prohibited at all times.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

15) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose of Sui Generis (Uses falling under Class E together with hot food takeaway, tattoo parlours, beauty parlours and performing arts) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). The approved uses shall be implemented as part of the development.

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1.

Informatives

1) The details of working safely near Metrolink can be found on the Metrolink Website at; <https://www.tfgm.com/public-transport/tram/working-safely>. Please note that Metrolink do not allow the oversailing of cranes.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
United Utilities Water PLC

1, Back St George's Road, Manchester, M44jd
2 Shilford Drive, Manchester, M4 4JG
Sudell Street Industrial Estate, Sudell Street, Manchester, M4 4JQ
NORTHERN AUTO ELECTRICAL SERVICES, 117 - 119 Rochdale Road, Manchester, M4 4HZ
58 Sudell Street, Manchester, M4 4JF
52 Sudell Street, Manchester, M4 4JF
44 Sudell Street, Manchester, M4 4JF
Abbott School Bungalow, 11 Nobby Stiles Drive, Manchester, M40 7LU
46 Sudell Street, Manchester, M4 4JF
1 Burstock Street, Manchester, M4 4JB
42 Sudell Street, Manchester, M4 4JF
125 - 133 Rochdale Road, Manchester, M4 4HZ
3 Sudell Street, Manchester, M4 4GX
1 Sudell Street, Manchester, M4 4GX
Unit 2, Sudell Street Industrial Estate, Sudell Street, Manchester, M4 4JQ
Unit 3, Sudell Street Industrial Estate, Sudell Street, Manchester, M4 4JQ
Unit 4, Sudell Street Industrial Estate, Sudell Street, Manchester, M4 4JQ
Unit 1, Sudell Street Industrial Estate, Sudell Street, Manchester, M4 4JQ
Hollywood House, 2 Nobby Stiles Drive, Manchester, M4 4FA
Arch 47, Bromley Street, Manchester, M4 4JS
Arch 7, Bromley Street, Manchester, M4 4JS
Arch 8, Bromley Street, Manchester, M4 4JS
Arch 6, Bromley Street, Manchester, M4 4JS
Arch 2, Bromley Street, Manchester, M4 4JS
Arch 3, Bromley Street, Manchester, M4 4JS
Arch 10, Bromley Street, Manchester, M4 4JS
Arch 12, Bromley Street, Manchester, M4 4JS
Arch 11, Bromley Street, Manchester, M4 4JS
Arch 9, Bromley Street, Manchester, M4 4JS
Arch 4, Bromley Street, Manchester, M4 4JS
The Great American Car Wash, Back St Georges Road, Manchester, M4 4JD
56 Sudell Street, Manchester, M4 4JF
48 Sudell Street, Manchester, M4 4JF
50 Sudell Street, Manchester, M4 4JF
54 Sudell Street, Manchester, M4 4JF
4 Shilford Drive, Manchester, M4 4JG
Abbot Community Primary School, Livesey Street, Manchester, M40 7PR
Nova Press Ltd, Bromley Street, Manchester, M4 4JS

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CENTRAL

