MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143361/FO/2025
Date registered valid:	3 July 2025
Proposal:	Replacement of all windows and external doors
Address:	Flats 1 - 12, 25 Mary France Street, Manchester, M15 5FN And, Flats 1 - 6, 11 Eliza Street, M15 5EG
Ward(s):	Hulme Ward
Applicant:	Mr Ian Cushlow Places For People
Agent (if any):	
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 18th August 2025



Application details
Type of application: Full Application Consent
Development type: Minor Other
Date of site visit: 22 July 2025
Standard consultations:
Printed: 15 July 2025 Expired: 5 August 2025
Neighbour notifications
Printed: 15 July 2025 Expired: 5 August 2025
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 application concerns 18no. modern (1992) part-3, part-4-storey flats at the junction of Eliza Street and Mary France Street in Hulme. It is neither a listed building nor within a conservation area. The building, which was part of the Hulme regeneration project, is a mix of orange and red brick with pitched slate roofs, glazed stairwells, and entrance doors on both elevations. The building faces a small pocket park on Mary France Street and other residential flats on Eliza Street.



Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature with a mix of houses and flats.

Description of development

The applicant proposes the replacement of all windows and external doors

Consultations & Notification Responses

Local residents – no comments have been received as a result of this proposal.

Policy and Issues

The Manchester Core Strategy - Development Plan Document 2012 - 2027 ("the Core Strategy") was adopted by the City Council on the 11th July 2012:
- Policy SP1 - Spatial Principles
- Policy EN1 - Design Principles and Strategic Character Areas
- Policy DM1 - Development Management

Other Material Considerations

National Planning Policy Framework (NPPF)
- Chapter 12 - Achieving well designed places

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal accords with the principles of this policy.

History relating to Flats 1 - 12, 25 Mary France Street and Flats 1 - 6, 11 Eliza Street

Planning reference: 042190 – for the erection of 215 dwellings after demolition of existing. This application was approved on 18.11.1992.

Principle of the Proposal

The principle of the proposal, to carry out replacement windows and external doors, will provide improvements to the building, which is generally considered to be acceptable. However, consideration must be given to the proposal's appearance, and impact upon visual and residential amenity.

Visual Amenity and residential amenity

Existing windows comprise of double-glazed, side hung timber casements, painted blue, with a varied window pattern. Doors are similarly made of timber with glazed vision panels. There is a feature oriel bay window at first floor on the side elevation of no.11 Eliza Street.

The building faces a small pocket park on Mary France Street, and other residential flats on Eliza Street. The surrounding area is mainly residential of a similar housing typology, with newer flats to the north.

The external alterations proposed would be to replace the existing windows and external doors with uPVC, the design of the windows is to match the existing in terms of the style, dimensions and opening, and the colour would be white. These factors will maintain consistency across the elevations of the building and accord with the fenestration patterns on neighbouring buildings which are of a similar design, dimensions and colour.

It is considered that the changes would improve the appearance of the building by replacing the existing. It is considered that the changes proposed are sympathetic to their context and do not harm the public realm. The installation of white window frames and aluminium modular doors and door sets, in an anthracite finish, would ensure consistency and continuity within the street scene, which accords with DM1 and EN1 of the Core Strategy.

On balance, taking into consideration the proposals visual appearance together with the material choice, it is considered would not interfere with the existing characteristics of the area and therefore would accord with policies SP1, DM1 and EN1 of the Core Strategy, or the NPPF and PfE

Conclusion

The proposed development has been carefully designed to complement the existing building and surrounding area, with appropriate materials and scale that respect both visual and residential amenity. The changes do not adversely affect neighbouring properties in terms of privacy, outlook, or daylight.

Overall, the proposal is considered to be in accordance with relevant Core Strategy Policies, including DM1, EN1, and SP1. It represents a well-considered and acceptable form of development that supports the continued use and enjoyment of the property without causing harm to the local environment or neighbouring residents.

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 polices 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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application.

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Received on 3rd July 2025 numbered PfP/MFS_ES/03 Proposed Elevations
Received on 3rd July 2025 numbered PfP/MFS_ES/04 Proposed Elevations
Received on 3rd July 2025 Design and Access Statement
Received on 3rd July 2025 Supporting Information Bamford Door Brochure
Received on 3rd July 2025 Supporting Technical Information
Received on 3rd July 2025 Supporting Information Modus Window Brochure
Received on 3rd July 2025 Supporting Information Modus Windows and Doors Brochure

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.

3) The materials to be used on the window replacements of the flats hereby permitted shall match those as specified in the application form in type, size, colour and texture.

Reason - To ensure the appearance of the building to be altered is not adversely affected by the materials to be used, pursuant to Policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

61 Chorlton Road, Manchester, M15 4JF
Flat 5, 61 Chorlton Road, Manchester, M15 4JF
Flat 2, 61 Chorlton Road, Manchester, M15 4JF
Flat 8, 61 Chorlton Road, Manchester, M15 4JF
Flat 6, 61 Chorlton Road, Manchester, M15 4JF
Flat 4, 61 Chorlton Road, Manchester, M15 4JF
Flat 3, 61 Chorlton Road, Manchester, M15 4JF
Flat 1, 61 Chorlton Road, Manchester, M15 4JF
Flat 6, 1 Eliza Street, Manchester, M15 5EG
Flat 1, 1 Eliza Street, Manchester, M15 5EG
Flat 7, 61 Chorlton Road, Manchester, M15 4JF
59 Chorlton Road, Manchester, M15 4JF
57 Chorlton Road, Manchester, M15 4JF
Flat 10, 25 Mary France Street, Manchester, M15 5FN
Flat 8, 25 Mary France Street, Manchester, M15 5FN
Flat 5, 25 Mary France Street, Manchester, M15 5FN
Flat 3, 25 Mary France Street, Manchester, M15 5FN
Flat 4, 3 Eliza Street, Manchester, M15 5EG
31 Mary France Street, Manchester, M15 5FN
Flat 1, 25 Mary France Street, Manchester, M15 5FN
14 Eliza Street, Manchester, M15 5EG
8 Eliza Street, Manchester, M15 5EG
Flat 6, 3 Eliza Street, Manchester, M15 5EG
Flat 5, 3 Eliza Street, Manchester, M15 5EG
Flat 3, 3 Eliza Street, Manchester, M15 5EG
Flat 2, 3 Eliza Street, Manchester, M15 5EG
Flat 5, 1 Eliza Street, Manchester, M15 5EG
Flat 6, 11 Eliza Street, Manchester, M15 5EG
Flat 5, 11 Eliza Street, Manchester, M15 5EG
Flat 4, 11 Eliza Street, Manchester, M15 5EG
Flat 3, 11 Eliza Street, Manchester, M15 5EG
Flat 2, 11 Eliza Street, Manchester, M15 5EG
Flat 4, 1 Eliza Street, Manchester, M15 5EG
Flat 3, 1 Eliza Street, Manchester, M15 5EG
Flat 2, 1 Eliza Street, Manchester, M15 5EG
Flat 1, 3 Eliza Street, Manchester, M15 5EG
Flat 12, 25 Mary France Street, Manchester, M15 5FN
Flat 11, 25 Mary France Street, Manchester, M15 5FN
Flat 9, 25 Mary France Street, Manchester, M15 5FN
Flat 7, 25 Mary France Street, Manchester, M15 5FN
Flat 6, 25 Mary France Street, Manchester, M15 5FN
Flat 4, 25 Mary France Street, Manchester, M15 5FN
Flat 2, 25 Mary France Street, Manchester, M15 5FN
33 Mary France Street, Manchester, M15 5FN
29 Mary France Street, Manchester, M15 5FN
27 Mary France Street, Manchester, M15 5FN
23 Mary France Street, Manchester, M15 5FN
21 Mary France Street, Manchester, M15 5FN
Flat 1, 11 Eliza Street, Manchester, M15 5EG
16 Eliza Street, Manchester, M15 5EG

12 Eliza Street, Manchester, M15 5EG
10 Eliza Street, Manchester, M15 5EG
6 Eliza Street, Manchester, M15 5EG
4 Eliza Street, Manchester, M15 5EG
32 Mary France Street, Manchester, M15 5FN
30 Mary France Street, Manchester, M15 5FN
Flat 9, 61 Chorlton Road, Manchester, M15 4JF

Appendix 2 – Planning constraints

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) -
Area Team Boundary - Name: SOUTH AREA