

## Planning

## Growth & Development

### Delegated officer report for planning application

|                                |                                                                                                                                                          |          |          |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|
| <b>Application no.</b>         | 143909/NMC/2025                                                                                                                                          |          |          |
| <b>Date registered valid:</b>  | 4 September 2025                                                                                                                                         |          |          |
| <b>Proposal:</b>               | Non-Material Amendments to Planning Permission 137399/FO/2023 to reconfigure the internal layout, elevational alterations and updates to the landscaping |          |          |
| <b>Address:</b>                | Land Bounded By Upper Brook Street, Cottenham Street & Kincardine Road, Manchester, M13 9TD                                                              |          |          |
| <b>Ward(s):</b>                | Ardwick                                                                                                                                                  |          | Ward     |
| <b>Applicant:</b>              | Kadans Science Partner 8 UK Ltd                                                                                                                          |          |          |
| <b>Agent (if any):</b>         | Neil Lucas AshtonHale                                                                                                                                    |          |          |
| <b>Case officer:</b>           | Jennifer                                                                                                                                                 |          | Atkinson |
|                                | Tel:                                                                                                                                                     | 0161 234 | 4517     |
|                                | Email: jennifer.atkinson@manchester.gov.uk                                                                                                               |          |          |
| <b>Recommendation:</b>         | Approve                                                                                                                                                  |          |          |
| <b>Date of recommendation:</b> |                                                                                                                                                          |          |          |

## **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**

This 1,084 ha site is to the south of the former Williams site (which is the subject of planning application 137401/FO/2023) and forms part of a larger masterplan to bring forward a comprehensive development in this area. It is bounded by Upper Brook Street, Cottenham Street and Kincardine Road.

The northern part of the site (former Citroen site) is partially used as a temporary pay and display car park and is accessed from Upper Brook Street and Kincardine Road. The rest of the site was occupied by Elizabeth Yarwood Court.

Significant investment in housing and infrastructure through a Public Finance Initiative has transformed Brunswick over the last decade with new and refurbished homes, green spaces and public realm. The prevailing character is two and three storey dwellings, however, there are mid rise apartment buildings on Brunswick Street. Garside Gardens is an enhanced green space at the heart of the community.

There is 6 storey PBSA scheme at Kincardine Court. The University of Manchester campus, is on the opposite side of Upper Brook Street. The site is approximately 1 km from Oxford Road Train Station and within walking distance to a variety of services and amenities, particularly on Oxford Road.

The site is in Flood Zone 1 and 2 and a critical drainage area. It is in the Manchester Air Quality Management Area (AQMA) where air quality conditions are poor.

The speed limit on Upper Brook Street is 30mph. There are 'No Waiting At Any Time' and 'No Loading' (7am-7pm) restrictions on sides of the street. The speed limit on Cottenham Street is 20mph with 'No Waiting At Any Time' restrictions along the majority of its length although limited waiting parking bays are on its southern side (Permit Holders or Max. 3-hours).

Kincardine Road is 20mph and is one-way northbound with contraflow cycle lane between Brunswick Street and Whitekirk Close. Pay & Display parking bays are provided past the Whitekirk Close junction (Permit Holders or Max. 3-hours) with additional limited waiting bays further north towards Hanworth Close.

The remaining Kincardine Road carriageway has 'No Waiting At Any Time' restrictions. The nearest listed buildings are the Grade II\* former Unitarian Chapel and Grade II Mawson Hotel which are 80 metres and 30 metres from the site respectively. There are trees and vegetation on site but none are protected.

**Listed building:** Not applicable

**Conservation area:**

**Tree Preservation Order:**

**Description of area**

**Description of development**

Non-Material Amendments to Planning Permission 137399/FO/2023 to reconfigure the internal layout, elevational alterations and updates to the landscaping

**Consultations & Notification Responses**

N/A

**Issues**

The proposed changes are as follows:

Landscape Design Developments

- The informal play area design was updated.
- The Thornburn walk section was updated to include 5no. additional cycle stands, the footpath along the building and the lawn area was therefore widened.
- The seating next to the main entrance was relocated to suit accessibility requirements. • The soft area towards Upper Brook Street was widened.
- The proposed tree number in Cottenham Street was reduced to comply with A&M minimum clear distances.
- The service yard entrance position was adjusted to ensure easy manoeuvring.
- The pedestrian gate was relocated.
- The fire escape path through the service yard was updated to suit the A&M strategy.

Ground Floor Design Developments

- Escape door sizes have been reviewed following coordination with the fire consultant.
- The cycle store layout and end of trip facilities have been reconfigured. Locker, cycle spaces and shower numbers have been updated.
- The back of house facade was updated following IDNO coordination (introduction of their compliant doors) and MEP coordination (louvred area was updated).
- Minimum changes to the café area to allow for a more flexible tenant fit-out.

#### First Floor Design Developments

- The glazed corner was replaced by a unitised facade panel.
- The entrance soffit material was defined as anodised aluminium.

#### Fifth Floor Design Developments

- Roof access door has been added to provide access from the atrium.
- The water plant room footprint slightly increased following MEP coordination.
- The future tenant flue zone was clarified, and flues have been included for illustrative purposes.
- The Level 05 parapet detail was developed

#### Sixth Floor Design Developments

- The PV layout and the platform extent was optimised.
- A safety perimeter guardrail was added to the PV platforms.
- Two additional platforms have been added to comply with the A&M strategy.
- The piers directly above the atrium roof are to be flattened to allow for the minimum maintenance clearance.

#### Atrium Design Developments

- The Atrium roof was lowered one level, from Level 07 to Level 06.

The atrium roof design was updated from sloped to a flat roof design. The atrium roof lights design was also updated.

#### Eight Floor Design Developments

- The safety guardrail around the Core overrun was added.
- The core overrun footprint was slightly increased following cladding and structure coordination.
- The future tenant flue zone was clarified, and flues have been included for illustrative purposes

#### Façade Design Developments

- Facade mullions to Thorburn Walk at Ground Floor and Level 01 level has increased from 2 to 3 per bay.
- The plant screen location in the Level 08 roof was moved outwards to reduce the distance to the facade piers.
- The piers in the North East Elevation directly above the atrium roof in Level 06 only are to be flattened to allow for the minimum maintenance clearance.
- The facade access and maintenance strategy was updated and replaced with a MEWP strategy at ground level.
- The glazing panes in the bay in the cafe closest to the cycle store has been updated from 2 to 3 panes, following design development.

The proposal seeks to make a number of small but extensive changes to the building. The major of these are changes which would either have a neutral or beneficial impact on the development.

The landscaping modifications are minor and would not affect the quality of the scheme.

The optimisation of the PV on the roof is welcomed as is the reduction in the height of the atrium which reduces the overall bulk and mass to the rear of the building towards the residential properties.

A guardrail and clarification to the flue system for the sci tech building has been clarified in the submission. It is recommended that two further conditions are necessary to ensure that the details of the this are appropriate in both visual amenity and well as ensuring that there would be no odour impacts.

The façade alterations are considered to be acceptable and would not dilute the quality of the scheme.

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

### **Article 35 Declaration**

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

- 1) The proposed seeks to reconfigure the internal layout, elevational alterations and updates to the landscaping
- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

August 2025 Design Development Updates Upper Brook Street Masterplan UBS-SRA-XX-XX-RP-A-00101 Shepherd Robson

General Arrangement - Sci-Tech Building Ground Floor Plan UBS-SRA-ST-00-DR-A-02-500 P02

General Arrangement - Sci-Tech Building First Floor Plan UBS-SRA-ST-01-DR-A-02-501 P02

General Arrangement - Life Sciences Second Floor Plan UBS-SRA-ST-02-DR-A-02-502 P02

General Arrangement - Life Sciences Third Floor Plan UBS-SRA-ST-03-DR-A-02-503 P02

General Arrangement - Life Sciences Fourth Floor Plan UBS-SRA-ST-04-DR-A-02-504 P02

General Arrangement - Life Sciences Fifth Floor Plan UBS-SRA-ST-05-DR-A-02-505 P02

General Arrangement - Life Sciences Sixth Floor Plan UBS-SRA-ST-06-DR-A-02-506 P02

General Arrangement - Life Sciences Seventh Floor Plan UBS-SRA-ST-07-DR-A-02-507 P02

General Arrangement - Life Sciences Eighth Floor Plan UBS-SRA-ST-08-DR-A-02-508 P02

External Envelope Sci-Tech South East Bay Study UBS-SRA-ST-EE-DR-A-02-401 P02

East Bay Study UBS-SRA-ST-EN-DR-A-02-400 P02

External Envelope Sci-Tech South West Bay Study UBS-SRA-ST-ES-DR-A-02-402 P02

External Envelope Sci-Tech North West Bay Study UBS-SRA-ST-EW-DR-A-02-403 P02

General Arrangement - Sci-Tech Building Roof Plan UBS-SRA-ST-R1-DR-A-02-509 P02

Site Elevation Proposed - Cottenham Street: South East UBS-SRA-ZZ-EE-DR-A-02-308 P02

Site Elevation Proposed - Kincardine Road: North East UBS-SRA-ZZ-EN-DR-A-02-306 P06

Site Elevation Proposed - Upper Brook Street: South West UBS-SRA-ZZ-ES-DR-A-02-307 P06

Site Elevation Proposed - Thorburn Walk: North West UBS-SRA-ZZ-EW-DR-A-02-311 P02

Combined General Arrangement Cross Section AA UBS-SRA-ZZ-SE-DR-A-02-320 P04

Combined General Arrangement Cross Section BB UBS-SRA-ZZ-SE-DR-A-02-321 P03

Combined General Arrangement Long Section CC UBS-SRA-ZZ-SN-DR-A-02-322 P02

Landscape Illustrative Plan 0967-RFM-XX-00-DR-L-0002 P06 Re-form Landscape Architecture

Received by the City Council, as Local Planning Authority on the 18 August 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.

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.

64) Prior to any above ground works for the Sci Tech Building, details of a scheme to extract fumes, vapours and odours from these spaces together with the siting, scale and appearance of any flues, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first use of the Sci Tech Building and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided in respect of odour control and visual amenity for the Sci Tech Building pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

65) Prior to any above ground works for the Sci Tech Building, details of a scheme for a guardrail, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall provide details of the siting, scale and appearance (including materiality and colour) of the guardrail and consideration of a de mountable structure. The approved scheme shall then be implemented prior to the first use of the Sci Tech Building and thereafter retained and maintained in situ.

Reason - To ensure appropriate guardrail is provided in respect of visual amenity for the Sci Tech Building pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

## **Appendix 1 – List of consultees & neighbours notified**

## **Appendix 2 – Planning constraints**

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

Flood Zones Type 2 (low to medium risk) -

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Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 2 (low to medium risk) -

Flood Zone Plus Climate Change -

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 (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 (Middle) -

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