MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143651/NMC/2025
Date registered valid:	5 August 2025
Proposal:	Non-material amendment to condition 2 of planning permission 137608/JO/2023 to allow a revised lighting scheme
Address:	Land Bound By The River Medlock, The Bridgewater Canal, The Hulme Lock Branch Canal And Egerton Street, Manchester, M15 4LE,
Ward(s):	Hulme Ward
Applicant:	Embassy Embassy
Agent (if any):	Miss Kelly Paddick Euan Kellie Property Solutions Limited
Case officer:	Lucy Harrison Tel: 0161 234 5795 Email: lucy.harrison@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 27.8.2025

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

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

Description of area

The application relates to a 0.61 hectare site located in 22 railway arches underneath 2 transport viaducts. It is bounded by the River Medlock, Bridgewater Canal, Hulme Lock Branch Canal. Egerton Street/Ring Road forms the final site boundary. The site is in Castlefield Conservation Area.

Listed buildings and structures within 250m of the site are Hulme Lock Branch Canal; Bridgewater Canal Basin at Potato Wharf; Churchyard Walls, Gate Piers and Gates at Church of St George; Worsley Mill (Former Canal Flour Mills; Manchester South Junction and Altrincham Railway Viaduct; and Castlefield Railway Viaduct from G-Mex to Dawson Street, all Grade II Listed, as well as the Church of St George (Grade II*).

The Hulme Lock Branch Canal is adjacent to the site to the south. The site is accessible via a single gated entry from Egerton Street. The site slopes down from the road, away from the entrance off Egerton Street. The site is dominated by hardstanding with small strips of vegetation along the banks of the watercourses, predominantly to the north, fronting the River Medlock. Until recently the site was used as a surface level car park and for cold storage. Over time the site has become increasingly overgrown and subject to misuse and anti-social behaviour including fly-tipping. Five of the arches are currently unoccupied shell structures.

The site is close to a number of homes beyond the canal to the south and south west and beyond the River Medlock to the north.

Beyond the canal to the south are some ground floor commercial uses and to the north beyond the canal is Porcelanosa, a warehouse retail unit and associated surface level car parking. To the north east beyond Egerton Street are a number of residential buildings and industrial units providing a variety of uses.

Description of development

The proposed amendments relate to the lighting proposals. The scheme is obliged to comply with the safety and environmental requirements set out by Network Rail and Transport for Greater Manchester, which include lux level restrictions to prevent light spillage onto railway tracks and the elimination of glare risks for operational safety.

The approved scheme incorporated wall mounted up and down lighters within the arches and on the southern face of the arches, as well as lighting bollards along the northern and southern boundaries of the site, and festoon lighting within the arches. The lighting scheme now proposed incorporates wall-mounted downlighters operating at minimum lux levels, ensuring compliance with the rail and tram regulations, and reducing light pollution. The proposed lighting includes black finished wall mounted downlighters, lighting bollards to the northern

boundary of the site and wall mounted floodlights to the sports area within the arches. The original proposal for festoon lighting within the arches has been omitted.

Consultations & Notification Responses

None required.

Issues

The main issue to consider is whether the proposed changes would have a material planning impact on the approved scheme.

The proposal is for different lighting units and a reduced level of lighting. Most of the lighting would be positioned inside the arches and would not be significantly different to that approved. It is considered that the proposed amendments would have little impact on the overall appearance of the development and do not alter the nature of the original application that was consulted upon. It is therefore considered that the changes sought by this application constitute non-material amendments in accordance with the provisions set out in Section 96A of the Town and Country Planning Act 1990.

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

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

1) The proposal seeks alterations to the approved plans due to the need to provide an alternative lighting scheme.

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

Drawings

13095-AEW-SI-00-DR-A-1000-P01 Location Plan
13095-AEW-SI-00-DR-A-1001-P01 Existing Site Plan
13095-AEW-SI-00-DR-A-1010-P08 Proposed Site Plan
149_MP_02_1100 Rev A Proposed Demolition Plan
13095-AEW-B1-XX-DR-A-2101-P06 Accommodation Pod Floor Plans
13095-AEW-B1-XX-DR-A-2102-P03 Accommodation Pod Detail Drawing
13095-AEW-B1-XX-DR-A-3101-P05 Accommodation Pod Elevations
13095-AEW-B3-00-DR-A-2301-P06 Village Hall Floor Plan
13095-AEW-B3-XX-DR-A-3301-P06 Village Hall Elevations
13095-AEW-XX-XX-DR-A-1101-P03 Site Entrance Plan and Views
13095-AEW-B4-00-DR-A-2401-P04 Staff Pod Floor Plan
13095-AEW-B4-XX-DR-A-3401-P05 Staff Pod Elevations
149_MP_04_1200 Rev A Proposed Site Elevation (North)
13095-AEW-B1-XX-DR-A-4101-P02 Accommodation Pod Sections
2596-PLA-XX-XX-DR-L-0001 Rev P03 Landscape General Arrangement
2596-PLA-XX-XX-DR-L-1000 Rev P02 Hardworks
2596-PLA-XX-XX-DR-L-2000 Rev P02 Softworks
L1527-ABA-SI-00-DR-E-63001 Rev P04 External Lighting Layout

Documents

Design & Access Statement dated 24.03.2021 by Jon Matthews Architects;
File Note: Consolidation of Acoustic, Ventilation and Overheating Design dated 23.03.21 by Crookes Walker Consulting;
Air Quality Assessment dated March 2021 by Wardell Armstrong;
Construction Method Statement received by the City Council as local planning authority on 1st April 2021;
Crime Impact Statement dated 5th March 2021 by Greater Manchester Police;
Environmental Standards and Energy Statement Ref: 2020.201 dated March 2021 by Element Sustainability;
Local Labour Agreement and Commitment to Skills received by the City Council as local planning authority on 1st April 2021;
Planning Statement dated March 2021 by Deloitte Real Estate;
Statement of Consultation dated March 2021 by Deloitte Real Estate;
Ventilation Statement for Panning dated 10.03.21 by Crookes Walker Consulting;
Embassy Village Management Strategy received by the City Council as local planning authority on 29th April 2021;
Construction Management Plan received by the City Council as local planning authority on 9th July 2021;
Environmental Noise and Vibration Study dated March 2021 by Fisher Accoustics;
Ecological Assessment dated March 2021 by The Environment Partnership;
Flood Risk Assessment and Drainage Strategy (ref: 077442-CUR-XX-XX-RP-C-92001/V04) dated by 30 June 2021 by Curtins;

Phase 1 Preliminary Risk Assessment dated 09 March 2021 by Curtins;
Heritage Statement dated March 2021 by Deloitte;
Waste Management Proforma received by the City Council as local planning authority on 01 Apr 2021;
Transport Statement dated 09 March 2021 by Curtins;
Embassy Village Lighting Report Reference 23902 R5 by Tamlite dated 23.07.2025; and
Embassy Village Tamlite Lighting Data Sheets: CWLA380T4WWBM3; CWLA90T4WWBM3; FRN1500T4NWG; CPH100T5WWB; CWP80NWBM3.

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.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

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
Conservation Area - Castlefield Conservation Area 1979
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Area Team Boundary - Name: CENTRAL