

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143768/NMC/2025

Date registered valid: 18 August 2025

Proposal: Non-material amendment to planning permission referenced 138294/FO/2023, to amend Condition 2 (Approved Plans) to allow for a reduction in floor to floor height and other elevational changes.

Address: Land At Plymouth Grove, Manchester,

Ward(s): Ardwick Ward

Applicant: Plymouth Grove Development Ltd

Agent (if any): Mrs Larna Smith Avison Young

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 01.09.2025

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

This 0.15 ha site is located on the corner of Plymouth Grove and Dryden Street in Brunswick. It is vacant, overgrown, previously developed land and is secured by a combination of Heras and timber fencing.

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.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The prevailing character is two and three storey homes. On the opposite side of Dryden Street is South Manchester Cemetery and Holyrood Nursery. To the east is an area of green space which has a public right of way through it. The south-eastern boundary is shared with 23 Plymouth Grove, a 3 storey PBSA building. Beyond this is Plymouth Lodge (Grade II) which is in use as homes. On the opposite side of Plymouth Grove is the 13/ 9 storey Nick Everton House. Beyond Nick Everton House, is Manchester Royal Infirmary and the University of Manchester Campus.

Plymouth Lodge (23 Plymouth Grove), a Grade II listed building is 65m south east of the site. The site is in Flood Zone 1 and a critical drainage area. It is in the Manchester Air Quality Management Area (AQMA) where air quality conditions are poor. This is a highly sustainable

and accessible location, close to a range of public transport infrastructure, shops, services and leisure facilities together with close access to the University Campuses.

Description of development

Non-material amendment to planning permission referenced 138294/FO/2023, to amend Condition 2 (Approved Plans) to allow for a reduction in floor to floor height and other elevational changes.

Consultations & Notification Responses

N/A

Issues

The proposed changes are as follows:

- Reduction in floor-to-floor height from 3.0m to 2.85m;
- Change to the height of evacuation lift over-run;
- Ground floor louvred panels and external doors are now proposed for back-of-house areas in place of perforated panels;
- Additional fire exit via external brick facade within the bike store;
- Substation door changes required to suit IDNO/ DNO requirements:
 - o a) Structural opening increased to 2485mm (from 2260mm);
 - o b) Finish changed to standard RAL colour (from anodised);
- External door to bulk storage to be added as part of design development;
- Negative Flemish bond panel to be relocated to the right-hand side; and,
- Cinema windows to be omitted

There would be a modest reduction in the overall height of the building would not be materially legible in the overall scale of the scheme.

There would be an increase in height of the evacuation lift over run and the view assessment has been updated to demonstrate that this would not be legible given its position in the roof.

The introduction of louvered panels would not be on public facing elevations of the building and the other elevational alterations are considered to be minor and necessary updates to 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 amend Condition 2 (Approved Plans) to allow for a reduction in floor to floor height and other elevational changes.

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

DAY-XX-00-DR-A-04-0001, Rev C, DAY-XX-XX-DR-A-04-0002, Rev F and DAY-XX-XX-DR-A-04-1001, Rev C 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.

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Flood Zones Type 2 (low to medium risk) -

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 (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: NORTH AREA