MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144029/NMC/2025
Date registered valid:	22 September 2025
Proposal:	Non-material amendment to planning permission 140844/JO/2024, consisting of amending the trigger of Condition 9 (Tree replacement strategy) to be submitted prior to occupation instead of prior to above groundworks.
Address:	Land Between Palgrave Avenue And Queens Road, Manchester, M40 8QN
Ward(s):	Harpurhey Ward
Applicant:	Mr Mark Barnes Casey Group
Agent (if any):	John McCall Architects, John McCall Architects
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**23 September 2025**

Application Details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: Not required

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/Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The 0.22 hectares site is bounded by Sedgeford Road to the north, Queens Road to the west, a parcel of land containing predominantly woodland to the south, and Trimley Avenue to the east. The site currently consists of a parcel of vacant grassland.

The surrounding area is made up of residential properties, with some educational facilities as well as some localised health and retail facilities. There is a wooded area to the south, railway lines lie just beyond this wooded area.

The area is highly sustainable. The Monsall tram station, which is a short walk from the application site, provides connections to the city centre, notably to Manchester Victoria Train Station, towards Oldham and Rochdale Town Centres, as well as south towards East Didsbury and Trafford Bar. Regular bus services are routed along Queens Road and provides access to Piccadilly Gardens, Pendleton, Higher Blackley, Whalley Range, Belle Vue, Cheetham Hill, Alkrington and Higher Crumpsall.

Description of Description

Non-material amendment to planning permission 135789/FO/2022 (as amended by 142175/NMC/2025) consisting of amending the trigger of Condition 9 (Tree replacement strategy) to be submitted prior to occupation instead of prior to above groundworks.

Consultations & Notification Responses

Not required.

Issues

The amendment seeks to change to trigger for condition 9 (tree replacement strategy) to be prior to the occupation from prior to above ground works.

This change will have no material impact on the proposed site, no element within the site edged red will be changed as the tree replacement strategy will be off site.

The amendment will have no impact upon the tree replacement strategy being delivered in order to mitigate ecological harm undertaken due to the removal of trees on site as a part of the original approval. The strategy will still have to be delivered, the change in the trigger timeline is not considered to impact upon the ultimate delivery of the tree replacement strategy.

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

Condition(s) to be attached to decision for approval

1) The proposal seeks to amend Condition 9 (Tree replacement strategy) attached to planning permission 135789/FO/2022 (as amended by 142175/NMC/2025), to change the trigger of

the condition to have the tree replacement strategy submitted prior to occupation instead of prior to above groundworks.

2) Following an assessment of the details submitted, I can confirm that the proposed amendment is 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.

9) Prior to the occupation of the development, an off-site tree replacement strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, this shall include details of the location, species, size and number of trees to be replanted.

The approved scheme shall be implemented prior to the first occupation of the development.

Reason - To ensure appropriate quality and quantity of tree replacement is secured in mitigation of the high-quality trees which would be lost as a result of this development pursuant to policies SP1, EN9 and DM1 of the 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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
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 (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) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL