

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142990/VO/2025
Date registered valid:	19 May 2025
Proposal:	City Council Development - Installation of modular built youth and community facility, including associated landscaping following demolition of existing building
Address:	Existing N-gage Catalyst Youth Centre, 345 Burnage Lane, Manchester, M19 1EW
Ward(s):	Burnage Ward
Applicant:	Mr Patrick Barber, Manchester City Council
Agent (if any):	Lorna Clements, Corstorphine and Wright
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	17 July 2025



Application details

Type of application: Regulation 3 Consent

Development type: Minor Other

Date of site visit: 2 June 2025

Standard consultations:

Printed: 28 May 2025 Expired: 18 June 2025

Neighbour notifications

Printed: 28 May 2025 Expired: 18 June 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/area

The site is currently occupied by a single storey red brick youth centre. The site sits amongst other community buildings, including the community centre, Pentecostal church and health centre. The area around the site is predominantly residential, with the Cringle playing fields being the closest park area. The site is currently accessed through the community and health centre car park.

Listed building: No

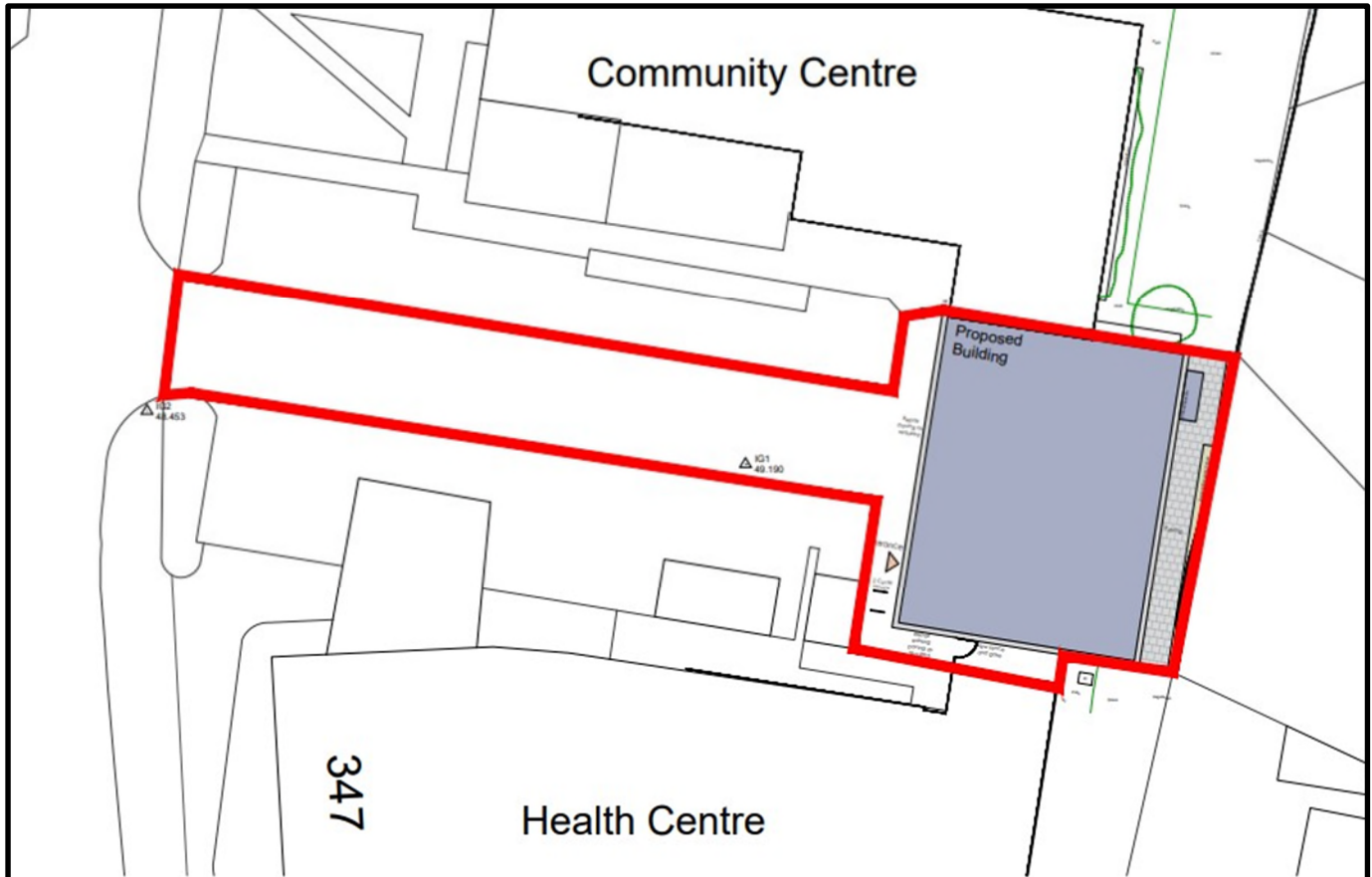
Conservation area: No

Tree Preservation Order: No

Description of development

City Council Development - Installation of a modular-built youth hub and community facility, including associated landscaping

The proposal is for a 206m² modular building that will provide a new facility to support the local community and youth group, particularly the N-gage Catalyst Youth Club. The location of the proposed building is shown below:



Consultations & Notification Responses

Local Residents – No comments received.

Highway Services – Have made the following comments:

- Taking into account the mode share assessment the increase in attendees is anticipated to result in an increase of one vehicle. It is noted that parking is available within the adjacent car park or on-street. Three new evening sessions will run for up to 20 people. It is anticipated that this will result in up to 15 cars dropping off and picking up attendees. It is noted that this is less vehicles than the current youth sessions. It is recommended that the volunteers consider marshalling of cars on-site.
- There are no concerns about highway safety issues within the vicinity of the site.
- Pedestrian access will be retained, this is acceptable in principle.
- 4 cycle parking spaces are in place, this is acceptable in principle.
- Existing boundary treatments to be retained, this is acceptable in principle.
- It is recommended that an Event Management Plan is conditioned to any consent of the application.
- A Construction Management Plan should be conditioned

Environmental Health – Suggests the imposition of a number of conditions designed to protect residential amenity and public health.

Greater Manchester Police – No comments received.

Greater Manchester Ecology Unit – Have made the following comments:

- Advise that the following informative be attached to any permission, should it be granted:

Whilst the works have been assessed as very low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

- The bat mitigation and survey methodology in the submitted ecology report is considered acceptable.
- Any works that could impact on nesting bird habitat should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.
- Measures to enhance the site for biodiversity should also be secured as part of this planning application, for example the integration of bat or bird boxes into the building on site.

Policies

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed

The Places for Everyone Plan – This plan was adopted on 21 March 2024, as such the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The relevant policies is set out below:

Policy JP-S1: Sustainable Development – This policy states that to help tackle climate change, development should aim to maximise its economic, social and environmental benefits

simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

Policy JP-P5: Education, Skills and Knowledge – This policy states that significant enhancements in education, skills and knowledge to benefit existing and new residents will be promoted.

Policy JP-P6: Health – This policy sets out strategy to tackle health inequality, including by facilitating greater integration of health and social care and the provision of integrated wellness hubs, including the location of health, community and wellness services.

Policy JP-P7: Sport and Recreation – This policy states that a network of high quality and accessible sports and recreation facilities will be protected and enhanced, supporting greater levels of activity for all ages.

Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity – This policy states that through local planning and associated activities a net enhancement of biodiversity resources will be sought.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below

Policy SP1, *Spatial Principles*, - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, of which the following are of most relevance:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Community safety and crime prevention.
- Design for health.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.

Saved UDP Policy DC26, “Development and Noise” – Policy DC26.1 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a) the effect of new development proposals which are likely to be generators of noise; and
- b) the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Policy DC26.2 states that new noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

Issues

Principle of the Proposal – As part of a nationwide project, the Youth Investment Fund is looking to improve the existing provisions across 28 sites throughout the country. This site, along with a number of others in Manchester, form part of that project. Given the above and the improvement to youth facilities within this part of Burnage that the proposal would deliver, there is no objection in principle to the proposal.

Notwithstanding the above, the impact upon visual and residential amenity, along with pedestrian and highway safety, must be assessed.

Residential Amenity – Like the existing youth facility, the proposed building would be located along the garden boundary with a dwelling on Chorley Wood Avenue, as can be seen below:

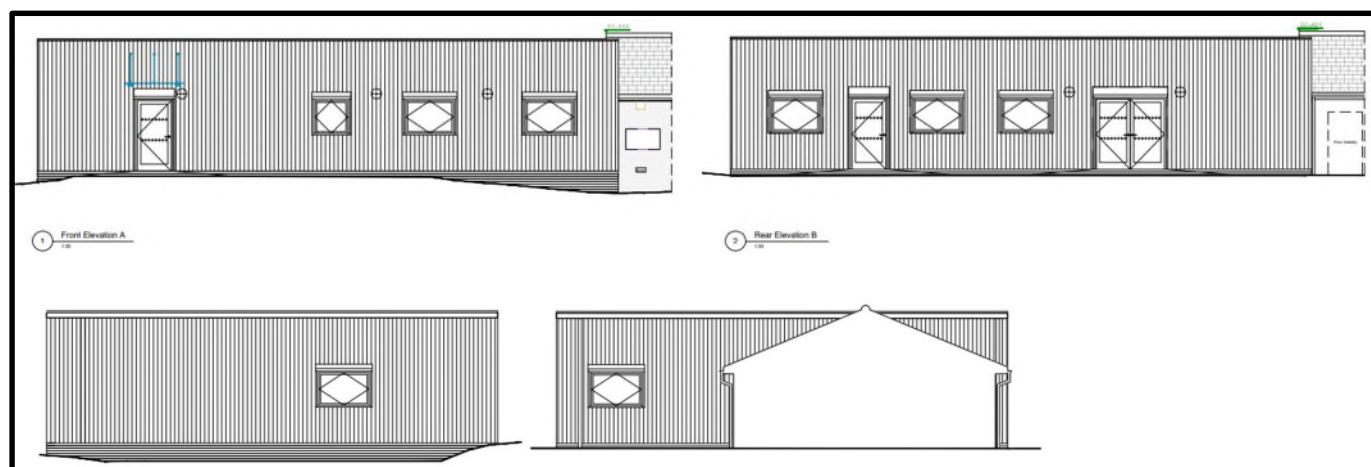


Despite the proximity to the boundary between the two sites, given the height of the proposed building it is not considered that the development would lead to excessive overshadowing. While there are three windows in the rear elevation, along with two doors that lead to a narrow paved area, it is not considered that the proposal would lead to excessive overlooking and loss of privacy, primarily due to the mature shrubbery located along the common boundary and the preexisting opening in this location in the existing building. Given the above, it is not considered that the proposal would have a detrimental impact upon the levels of residential amenity enjoyed by the occupants of the houses on Chorley Wood Avenue.

Notwithstanding this, at the request of Environmental Health, it is considered prudent to attach a number of conditions to the planning permission to protect existing levels of residential amenity, namely conditions relating to acoustic insulation, hours of use and refuse storage.

Design – The proposed building will be single storey with a flat roof. The proposed building will be clad in timber and have contrasting black aluminium windows and door frames. It would be a modular building allowing it to be preassembled off site.

Overall, the design of the proposed youth hub is considered acceptable and a vast improvement on the current facilities which consist of a large metal shipping container.



A generic CGI image of the youth hubs proposed throughout Manchester is shown below:



Visual Amenity – Given the design and location of the proposed youth facility, it is not considered that the proposal will have a detrimental impact on the existing levels of visual amenity enjoyed within the vicinity of the site or along this section of Burnage Lane.

Pedestrian and Highway Safety – It is considered that the proposal would not generate significant amounts of traffic so as to have an unduly detrimental impact on the existing levels of pedestrian and highway safety enjoyed along Burnage Lane.

Notwithstanding this, following the comments of Highway Services it is recommended in this instance that a planning condition requiring the submission of an Event Management Plan be attached to the consent in order to manage any extraordinary events that might take place in association with the proposed youth hub.

Access to the Youth Hub – Pedestrian access to the proposed building would be via a path from the existing car park. This arrangement is considered acceptable.

Ecological Impact – GMEU have confirmed that the bat survey work and mitigation is considered acceptable. The implementation of the development in accordance with the findings and Reasonable Avoidance Measures detailed in the submitted Ecology Report would be subject to a condition.

Furthermore, the introduction of 2 bird boxes and two bat boxes is welcomed and considered a sufficient enhancement for a development of this scale. Their provision would also be subject to a condition.

Contaminated Land – While the proposal does not raise any contaminated land issues, the comments of Environmental Health are noted on a condition concerning contaminated land will be attached to any consent granted.

Refuse Storage – A condition requiring the submission of a waste management strategy is suggested in this instance.

Security – The proposal does not raise any site security issues.

Drainage – The site is not within Flood Zone 2 or 3 and does not raise any drainage issues.

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from 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 supporting information:

- a) Drawing no. 23519-0225-P-00 LOCATION PLAN-A3, received on 16 June 2025
- b) Drawing no. 23519-0325-01 PROPOSED SITE PLAN-A1, received on 16 June 2025
- c) Drawing no. 23519-0375-02 PROPOSED FLOOR PLAN-A2, received on 16 June 2025
- d) Drawing no. 23519-3252 P01 PROPOSED ROOF PLAN , received on 19 May 2025
- e) Drawing no. 23519-3751 P01 PROPOSED ELEVATIONS , received on 19 May 2025
- f) Ecology Report (ASCERTA P.2061.24A), received on 16 July 2025
- g) Transport Statement, received on 19 May 2025
- h) Design and Access Statement, received on 19 May 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) The development hereby approved shall be constructed using the materials detailed in the following documents and drawings:

- a) Drawing no. 23519-3751 P01 proposed elevations, received on 19 May 2025
- b) Design and Access Statement, received on 19 May 2025
- c) Material sample images, received on 9 July 2025

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy

4) Prior to the operational phase of the development hereby approved, details of the opening hours shall be submitted to and be approved by the City Council as Local Planning Authority. The development shall thereafter operate in accordance within the approved hours in perpetuity.

Reason - In the interests of residential amenity, pursuant to Policy DM1 in the Manchester Core Strategy and Saved UDP Policy DC26.

5) a) Prior to the commencement of above ground works, a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as Local Planning Authority.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use is in operation.

Reason - In the interests of amenity and public health, pursuant to Policy DM1 in the Manchester Core Strategy.

6) Prior to the operational phase of the development hereby approved, an Event Management Plan (EMP) shall be submitted to and be approved by the City Council as Local Planning Authority. The development shall thereafter operate in accordance within the approved EMP in perpetuity.

Reason - In the interests of pedestrian and highway safety, pursuant to Policy DM1 in the Manchester Core Strategy.

7) Prior to the commencement of development a Construction Management Plan shall be submitted to and approved by the Council. The Construction Management Plan shall contain the following:

- o Phasing and quantification / classification of vehicular activity.
- o Routeing of vehicles both within the site and on the adjacent highway - evidenced with appropriate swept-path assessment.
- o Consideration of ongoing construction works and contractor parking in the locality.
- o A dilapidation survey including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

The development shall be carried out in accordance with approved details.

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase, pursuant to Policy DM1 in the Manchester Core Strategy.

8) The development hereby approved shall be implemented in accordance with the findings and Reasonable Avoidance Measures for bats, detailed in the Ecology Report (ASCERTA P.2061.24A), received on 16 July 2025.

Reason - To ensure the protection of a species protected under the Wildlife and Countryside Act 1981 or as subsequently amended, in order to comply with Policy EN15 of the Manchester Core Strategy.

9) The ecological enhancements detailed in section 5.3 of the submitted Ecology Report shall be installed within 2 months of the completion of the development hereby approved and retained in perpetuity thereafter.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with Policy EN15 of the Manchester Core Strategy.

10) Any works that could impact on nesting bird habitat should not be undertaken in the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check for any active bird nests immediately before the building and vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the City Council as Local Planning Authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Manchester Core Strategy.

11) a) Before the use hereby approved commences, any external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to Policy DM1 in the Manchester Core Strategy.

12) a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences and shall remain in-situ in perpetuity.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to occupation of the development to ensure compliance with the internal noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to saved UDP Policy DC26 and Policy DM1 in the Manchester Core Strategy.

13) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to saved UDP Policy DC26 and Policy DM1 in the Manchester Core Strategy.

14) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to Policy DM1 in the Manchester Core Strategy.

Informatives

1) Construction and Demolition Works - To safeguard the amenities of nearby residents, construction and demolition works shall be confined to the following hours:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday Bank holidays: No work

2) Informative for Condition 10 - Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

3) Bats - Whilst the works have been assessed as very low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

4) Works to the Highway - The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email - highwaylicences@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services

Environmental Health
Greater Manchester Police
Greater Manchester Ecology Unit
266 Burnage Lane, Manchester, M19 1EN
264 Burnage Lane, Manchester, M19 1EN
258 Burnage Lane, Manchester, M19 1EN
256A Burnage Lane, Manchester, M19 1EN
Flat At, Farmers Arms, 254 Burnage Lane, Manchester, M19 1EN
Woodbine Cottage, Bibby Lane, Manchester, M19 1GQ
258A Burnage Lane, Manchester, M19 1EN
27 Western Circle, Manchester, M19 1LZ
29 Western Circle, Manchester, M19 1LZ
8 Chorley Wood Avenue, Manchester, M19 1HE
270 Burnage Lane, Manchester, M19 1EN
268 Burnage Lane, Manchester, M19 1EN
260A Burnage Lane, Manchester, M19 1EN
Burnage Community Centre, Burnage Lane, Manchester, M19 1EW
Burnage Health Centre, 347 Burnage Lane, Manchester, M19 1EW
Hollydene Cottage, 2 Bibby Lane, Manchester, M19 1GQ
25 Western Circle, Manchester, M19 1LZ
Farmers Arms, 254 Burnage Lane, Manchester, M19 1EN
10 Chorley Wood Avenue, Manchester, M19 1HE
260 Burnage Lane, Manchester, M19 1EN
6 Chorley Wood Avenue, Manchester, M19 1HE
12 Chorley Wood Avenue, Manchester, M19 1HE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA