

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144247/NMC/2025

Date registered valid: 13 October 2025

Proposal: Non-material amendment comprising of minor landscape changes to gates, fencing, levels, drainage, door guards & edgings pursuant to planning permission 139289/JO/2024.

Address: 66 Jersey Street, Manchester, M4 6JW

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Ian Knight Manchester Life Development Company 3 Limited

Agent (if any): Mr Jack Whetton John Sisk & Son Ltd

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

Recommendation: Approve

Date of recommendation: 27.10.2025

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 0.54 ha site is bounded by Jersey Street, Rochdale Canal, Flint Glass Wharf/Works and grassland. It is in Ancoats close to New Islington and Miles Platting where there has been significant investment in housing and place making. The site contains a single storey warehouse and a surface car park. The remainder is hard standing, scrub planting and trees. It is secured by fencing on Jersey Street. A canal arm once crossed the site continuing under the stone bridge on Jersey Street, where Jersey Street rises by 2 metres. Planning permission has been granted to remove the bridge, including a black poplar tree, as part of public realm works (re. 133406/VO/2022).

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order:

Description of area

Ancoats contains medium to high density homes, with ground floor commercial uses in new builds and conversions, largely around Cutting Room Square. There are low rise industrial buildings around Poland Street. This site is surrounded by industrial uses and Ancoats Green. Cotton Field Park, New Islington Marina, New Islington Free School and the Medical Centre on Old Mill Street provide essential amenities. The site is in the Ancoats conservation area and the following listed buildings or structures are within a 250 metres: Beehive Mill (Grade II*), Doubling Mill Fireproof Mill (Grade II*), New Mill (Grade II*), Decker Mill Old Mill (Grade II*), Little Mill (Grade II), Former Warehouse and Officers of Old Mill, Decker Mill and New Mill (Grade II), Union Street Bridge (Grade II) and Victoria Square (Grade II). There are archaeological remains. The site is in Flood Zone 1 and in a critical drainage area. It is not in an

Air Quality Management Area (AQMA), but it is approximately 250 metres to the north along Oldham Road. Traffic associated with the development is likely to use roads in the AQMA and this is considered in detail in the report including any impact on residents, businesses and local schools. This is a highly sustainable area with access to public transport and pedestrian and cycle links. The New Islington and Holt Town Metrolink stops are 500 and 700 metres from the site. Planning applications have been approved nearby as part of delivering the regeneration objectives of Ancoats and New Islington and Poland Street NDFs. 1500 homes are expected to be delivered around Poland Street with public realm.

Description of development

Non-material amendment comprising of minor landscape changes to gates, fencing, levels, drainage, door guards & edgings pursuant to planning permission 139289/JO/2024.

Consultations & Notification Responses

N/A

Issues

The changes can be summarised as follows:

1. Gate alignment amended and gate widened
2. Gate added
3. Steps incorporated with tactile units, handrails. Planter alignment updated to accommodate steps. Door barrier included to door.
4. Loose furniture removed
5. Paving type amended from P3 to P4
6. P10 Hardworks type added
7. Slot drain removed
8. Slot drain added to threshold
9. Slot drain alignment amended
10. Edge type amended from K4 to E1
11. E1 Edge type added
12. Kerb type amended to triple step
13. Door barriers amended to hoops
14. Planting beds extended to meet canal edge
15. Minor changes to gate details to accommodate levels
16. Minor change to planter height to assist planter edging manufacture

The changes are considered acceptable and non material in nature. The changes either make a negligible impact or mark an improvement to the scheme. Final details to the landscaping are still required to be approved by planning conditions imposed on the original planning permission.

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

1) The proposed seeks to minor landscape changes to gates, fencing, levels, drainage, door guards & edgings pursuant to planning permission 139289/JO/2024.

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

- EYJW-GIL-EX-00-XX-L-000000_P02 - Ancoats Planning NMA Jersey
- EYJW-GIL-EX-00-DR-L-900101_P11 - Jersey Landscape Masterplan
- EYJW-GIL-EX-00-DR-L-900102_P12 - Jersey Hardworks General Arrangement
- EYJW-GIL-EX-00-DR-L-900103_P13 - Jersey Kerbs and Edging General Arrangement
- EYJW-GIL-EX-00-DR-L-900105_P12 - Jersey Furniture and Boundary General Arrangement
- EYJW-GIL-EX-00-DR-L-900110_P09 - Jersey Detailed Levels GA 01
- EYJW-GIL-EX-00-DR-L-900111_P09 - Jersey Detailed Levels GA 02
- EYJW-GIL-EX-00-DR-L-900201_P06 - Jersey Site Sections 01
- EYJW-GIL-EX-00-DR-L-900202_P06 - Jersey Site Sections 02
- EYJW-GIL-EX-00-DR-L-900203_P06 - Jersey Site Sections 03
- EYJW-GIL-EX-00-DR-L-900301_P09 - Paving Details 01
- EYJW-GIL-EX-00-DR-L-900310_P08 - Edging Details 01
- EYJW-GIL-EX-00-DR-L-900320_P08 - Steps Details 01
- EYJW-GIL-EX-00-DR-L-900321_P04 - Steps Details 02
- EYJW-GIL-EX-00-DR-L-900330_P09 - Fencing Details - Access Gates 01
- EYJW-GIL-EX-00-DR-L-900331_P10 - Fencing Details - Access Gate 02
- EYJW-GIL-EX-00-DR-L-900332_P09 - Fencing Details - Access Gate 03
- EYJW-GIL-EX-00-DR-L-900333_P06 - Fencing Details - Canal Edge Balustrade and Edge Interface
- EYJW-GIL-EX-00-DR-L-900334_P07 - Fencing Details - Access Gates 04
- EYJW-GIL-EX-00-DR-L-900335_P02 - Furniture Details
- EYJW-GIL-EX-00-DR-L-900350_P05 - Jersey Interface Details 01

- EYJW-GIL-EX-00-DR-L-900360_P04 - Canal Section Sketch 01
- EYJW-GIL-EX-00-DR-L-900361_P03 - Canal Section Sketch 02
- EYJW-GIL-EX-00-DR-L-900362_P03 - Canal Section Sketch 03
- EYJW-GIL-EX-00-DR-L-900401_P08 - Softworks General Arrangement
- EYJW-GIL-EX-00-DR-L-900402_P10 - Soiling General Arrangement
- EYJW-GIL-EX-00-DR-L-900410_P05 - Typical Softworks Details
- EYJW-GIL-EX-00-TS-L-900501_P05 - Hard and Soft Landscape Specification

Received by the City Council, as Local Planning Authority on the 13 October 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 - City Centre PD Restriction - Class B1(c) 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 - Ancoats Conservation Area 1989

Susceptible to Surf Water Flood (Less) -

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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: CENTRAL

Area Team Boundary - Name: NORTH AREA