

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142628/NMC/2025

Date registered valid: 9 April 2025

Proposal: Non material amendment to planning permission 137668/JO/2023 (as amended by 135846/NMC/2022, 137667/NMC/2023;140043/NMC/2024; and 141701/NMC/2024) to alter condition 2 (Specified Plans) to update details drawings in to elevational alterations

Address: Land To The West Of Rodney Street , Manchester, M4 6JJ

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Manchester City Council

Agent (if any): Mrs Kate Limbert Avison Young (on behalf of Wates Construction)

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

Recommendation: Approve

Date of recommendation: 23 April 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 0.76 ha site is bounded by Jersey Street, Rodney Street, Wadeford Close, Butler Street and a public footpath. It is in Ancoats and adjacent to the Miles Platting. It is a flat, rectangular site that is accessed off Wadeford Close. It consists of areas of hard and soft landscaping with mature tree coverage around the permitter and is in an area dominated by industrial buildings. The site has remained vacant for a number of years. Miles Platting has been transformed over the past 15 years with the development of homes and public realm. More recent activity has focused on sites in Ancoats consisting of higher density housing, with ground floor commercial uses, in new buildings and conversion of existing older buildings. New Islington Free School and Medical Centre provide amenities which support the significant population growth in the area. This change has been underpinned by Regeneration Frameworks including the Eastlands Regeneration Framework, the Ancoats and New Islington and Poland Street Zone Neighbourhood Development Frameworks. The site is identified for high density homes which builds on the aspirations of the PFI. The site is adjacent to the Ancoats conservation area and the following listed buildings or structures are nearby: 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 also known archaeological remains.

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order:

Description of area

Description of development

Non material amendment to planning permission 137668/JO/2023 (as amended by 135846/NMC/2022, 137667/NMC/2023;140043/NMC/2024; and 141701/NMC/2024) to alter condition 2 (Specified Plans) to update details drawings in to elevational alterations

Consultations & Notification Responses

N/A

Issues

The proposed amendments are as follows:

- Block A – Amendment to the generator screening to suit the generator size and the subsequent subcontractor design for the enclosure.
- Block A – Amendments to the elevation around the bin / cycle store and plant entrance
- Inclusion of the perforated screening on the louvres as previously discussed.
- Block B – Minor change to incorporate a louvred panel (with perforate screen) above the side entrance door from Wadeford Close to give the management suite somewhere to vent to as it is unable to come through the brickwork to airbricks as previously intended.
- Cycle Storage - Relocation of cycle stores from the town houses to the apartment stores.

The proposed changes are considered to be non material in nature and reflect general improvements to the appearance of the building. The provision of secure cycle storage for the townhouses is also considered to be acceptable.

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 alter condition 2 (Specified Plans) to update details drawings in to elevational alterations.

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

- RODSTA-BUT-A-00-DP-A-01005 Residential Block A - Ground Floor Plan P04
- RODSTA-BUT-A-XX-DE-A-01030 Residential Block A - North Elevation P04
- RODSTA-BUT-A-XX-DE-A-01031 Residential Block A - East and West Elevation P04
- RODSTA-BUT-A-XX-DE-A-01032 Residential Block A - South Elevation P04
- RODSTA-BUT-B-00-DP-A-01014 Residential Block B - Ground Floor Plan P06
- RODSTA-BUT-B-XX-DE-A-01034 Residential Block B - South and West Elevations P05

received by the City Council, as Local Planning Authority, on the 4 April 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.

23) Prior to the first occupation of the development, the siting, scale and appearance of the refuse stores for each townhouse shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The cycle storage arrangements for the townhouses and apartment buildings A and B shall be carried out in accordance with drawings RODSTA-BUT-A-00-DP-A-01005 P04 and RODSTA-BUT-B-00-DP-A 01014 -2 P06 stamped as received by the City Council, as Local Planning Authority, on the 4 April 2025.

The approved details shall be implemented prior to the first occupation of each building of the development and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycle parking provision at the development in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

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) -

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: CENTRAL