

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143876/NMC/2025

Date registered valid: 2 September 2025

Proposal: Non Material Amendment to vary the wording of conditions 10 (Plant Noise) and 28 (Air Conditioning Units relocation) attached to planning permission 138243/FO/2023 as amended by 133218/NMC/2022, 136217/NMC/2023, 137464/NMC/2023, 138242/NMC/2023 and 143190/NMC/2025 to amend triggers for implementation and submission of information

Address: 32 - 34 Laystall Street, Manchester, M1 2JZ

Ward(s): Piccadilly Ward

Applicant: McCauls Group Ltd

Agent (if any): Mr Nick Berry OMI Architects

Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19-09-25

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a Site comprises approximately 97.7 sq. m. of vacant brownfield land, directly to the west of 32-34 Laystall Street a Grade II Listed Building and to an area to the rear of 32-34 Laystall Street. The wider Site is bounded to the north by Laystall Street; to the south by land and to the west by Pigeon Street (beyond which is a surface level car park. The west gable of 32-34 Laystall Street currently has a poor and featureless appearance.

The site is part of a much larger area measuring 5.9 ha based around the Rochdale Canal Basin known as Piccadilly Basin. Piccadilly Basin has been a regeneration priority for the past 20 years. Laystall Street connects from the adjacent Ducie Street into Great Ancoats Street.

The site is close to Piccadilly Station, the Northern Quarter, Ancoats Urban Village and New Islington. It falls within both the HS2 Strategic Regeneration (2018) East Village Area which is designated as a mixed used neighbourhood with a residential focus around canal basins and adjacent to the Piccadilly Basin Strategic Regeneration Framework Area (2016). In terms of the latter this aims to deliver new housing and employment space within a mixed-use neighbourhood, based around a waterway in the heart of the City Centre.

Consent was granted under application ref no's: 128911/FO/2020 as amended by as amended by 133218/NMC/2022, 136217/NMC/2023, 137464/NMC/2023, and 138242/NMC/2023: for the Erection of 9 storey residential building (Use Class C3) comprising 89 residential units (28 x 1 bed and 61 x 2 bed) and conversion of and 3 storey extension to 32-34 Laystall Street for use as offices (Class E) with associated external works following demolition of outrigger and associated structures along with other associated works including access, servicing, landscaping and secure cycle parking

And

136218/JO/2023: for Internal and external alterations to 32-34 Laystall Street including: refurbishment of windows; refurbishment of interior; installation of a new access gate; installation of new plant, new roof; and, a three storey corner extension, following demolition of the outrigger and associated structures (128904/LO/2020 as amended)

The refurbishment of the Grade II Listed Building has completed and the residential element being delivered by Great Places (a residential corner block by McCalls (the applicant) was to be delivered separately) has commenced on site in 2024.

Following detailed design development, it was established that the 3no. storey extension to 32 – 34 Laystall Street (corner block) was no longer required in relation to the office use. Subsequently, consent was granted under application ref no 138243/FO/2023 for the erection of 4no. storey extension to 32-34 Laystall Street, to provide 4no. self-contained residential apartments (Use Class C3) and installation of air conditioning units on refuse store wall in January 2024. The development has been implemented and is close to being completed. The air conditioning units were to be relocated from an unauthorised location on the rear of Laystall Street.

Description of development

Consent is sought for amendments to conditions 10 and 28 to amend the timescale for the relocation of unauthorised air conditioning units (C28) and the submission of information in relation to acoustic insulation of the units (comprising a wall as previously identified in the acoustic report submitted in support of the refused app ref no CDN/24/0315 to discharge condition 10) due to the build programme of the adjacent Great Places residential element. A supporting letter has been provided by Great Places to confirm that the works required to facilitate the relocation of the units can commence in October 2025.

Consultations & Notification Responses

None

Issues

The amendments are required to adjust delivery timescales to ensure that the relocation of unauthorised AC condensers from the adjacent listed building at 34 Laystall Street can, as approved, continue to be accommodated within the service area approved under 138243/FO/2023 as amended by 133218/NMC/2022, 136217/NMC/2023, 137464/NMC/2023, 138242/NMC/2023 and 143190/NMC/2025 and that they are now relocated to align with the build programme of the adjacent residential block being delivered by Great Places in terms of the access to the new location and the construction of the acoustic wall approved under 143190/NMC/2025.

The proposed amendments are considered to be non material in nature and would ensure delivery of a satisfactory development both on the McCalls site and the Places Matter site as per the 2020 and 2023 consents

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

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

Reason 2 : The amendments are required to adjust delivery timescales to ensure that the relocation of unauthorised AC condensers from the adjacent listed building at 34 Laystall Street can, as approved continue to be accommodated within the service area approved under 138243/FO/2023 as amended by 133218/NMC/2022, 136217/NMC/2023,

137464/NMC/2023,138242/NMC/2023 and 143190/NMC/2025 and that they are now relocated to align with the build programme of the adjacent residential block being delivered by Great Places in terms of the access to the new location and the construction of the acoustic wall approved under 143190/NMC/2025

10) Prior to 31/10/25 a scheme for any required acoustic insulation for the externally mounted ancillary equipment to the rear of 34 Laystall Street to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location 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 equipment. The approved scheme shall be implemented on or before 31/12/25 and be operational thereafter.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

28) The air conditioning units currently on the rear wall of 32-34 Laystall Street shall be relocated to their new approved location on or before 31/12/25.

Reason - In the interests of visual amenity and because the existing unauthorised location causes an unacceptable level of harm to is a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

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 - City Centre PD Restriction - Class B1(a) 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

Area Team Boundary - Name: CENTRAL