MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143239/NMC/2025
Date registered valid:	17 June 2025
Proposal:	Non-material amendment to planning application 141653/FO/2024 to include a vent to side elevation.
Address:	78 Old Mill Street, Manchester, M4 6LW
Ward(s):	Ancoats & Beswick Ward
Applicant:	Mr Markos Dimas Dimas Ptharoulis Ltd
Agent (if any):	Mr Lee Birchall DV8 Designs Ltd
Case officer:	Sam Elliott Tel: 0161 219 2856 Email: sam.elliott@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	01/07/2025

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: 01/07/2025

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

Description of area

The application site relates to the mixed use Lampwick Quay building located within New Islington. The building features ground floor commercial units with 4-9 floors of residential dwellings above. Its elevations from onto Old Mill Street, Lampwick Lane, a public footway, a marina and an internal car park. The Grade II Ardwick and Ancoats Hospital is situated adjacent to the application site.

Description of development

The application seeks a non-material amendment to application 141653/FO/2024 to include external alterations to the northeastern side elevation. This would consist of a duct cover to serve an accessible toilet, measuring 185mm x 185mm x 55mm, with a plate thickness of 16mm and being grey in colour.

Consultations & Notification Responses

Not applicable.

Issues

The grey colour of the duct would match that of the pvc panels above despite its siting within the building's cream brickwork. It would moreover be set back from Old Mill Street and would be mostly obscured both by the retained hospital brick elevation and a security gate to the side servicing area. Given this, it is not considered to significantly alter the building's appearance or relationship with the highway.

While the duct would face onto the side elevation of Ardwick and Ancoats Hospital, due to its position it would not be seen together with the heritage asset. Moreover, this side of the hospital is visibly used for bin storage within the street, and the host building's side elevation as existing serves as a servicing area. Given this, the proposed amendment would not materially alter the building's relationship with the hospital nor result in any significant harm.

On this basis the proposed change is considered to be acceptable and non-material in nature. The application is therefore recommended for approval.

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 OR Reasons for recommendation to refuse

1) The proposed seeks to amend condition 2 (Specified Plans) of planning permission 141653/FO/2024 in order to include an additional fire escape door on the western elevation within the scope boundary.

2) New Plans

The development hereby approved shall be carried out in accordance with the following drawings:

-Drawing - Proposed 202 REV A FRONT ELEVATION received by the City Council, as Local Planning Authority, on 19/12/2024
-Drawing - Proposed 001 KITCHEN VENT received by the City Council, as Local Planning Authority, on 07/01/2025

-Additional Drawing – Proposed 203 EXISTING & PROPOSED SIDE ELEVATION received by the City Council, as Local Planning Authority, on 17/06/2025

and the submitted product specification '6 Inch Fixed Wall Grille - Grey' received by the City Council, as Local Planning Authority, on 17/06/2025

3) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are 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 - 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