MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143435/NMC/2025
Date registered valid:	14 July 2025
Proposal:	Non material amendment to planning permission 130354/FO/2021 to make elevational alterations
Address:	Land On The Corner Of Poland Street And Jersey Street, Manchester, M4 6JW
Ward(s):	Ancoats & Beswick Ward
Applicant:	Mr Ian Knight Manchester Life Development Company 3 Limited
Agent (if any):	Mrs Sarah Campbell PRP Architects
Case officer:	Jennifer Atkinson Tel: 0161 234 4517 Email: jennifer.atkinson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**01.09.2025**

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

The site is 0.24 hectares and bounded by Poland Street, Jersey Street, the City Court trading estate and a surface level car park The site is in Ancoats close to New Islington and Miles Platting. These are areas which have seen significant investment in housing and place making. The site is vacant, consists of hard standing and scrub planting having been previously used as a low quality 88 space car park.

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order:

Description of area

The Ancoats area is characterised by medium to high density residential developments, with ground floor commercial uses, either within new buildings or conversions, concentrated around Cutting Room Square. The Poland Street area contains low rise industrial buildings and older buildings occupied by businesses.

The site is surrounded by industrial uses as well as Ancoats Green. Cotton Field Park, New Islington Marina New Islington Free School (along Redhill Street) and the Medical Centre (along Old Mill Street) provide essential amenities for residents in Ancoats and New Islington.

The site is in the Ancoats conservation area and the following listed buildings or structures are within a 250 metres of the site, Beehive Mill (Grade II*), Doubling Mill Fireproof Mill (Grade II*), New Mill (Grade II*), Little 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 is in a critical

drainage area. The site is not in an Air Quality Management Area (AQMA), but it is approximately 40 metres to the north along Oldham Road. Traffic associated with the development is likely to use roads in the AQMA and this is considered is detail in the report including the impact on residents, businesses and local schools.

Description of development

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Consultations & Notification Responses

n/a

Issues

The changes to the scheme can be summarised as follows:

- Windows omitted and AOV added to the end of corridors on all upper floors as required by the smoke ventilation strategy;
- Omission/amendment of projecting brickwork adjacent AOV due to AOV being slightly wider than original window design;
- Louvres added above refuse store doors in order to provide ventilation as per MEP requirements;
- Louvres added to curtain walling to provide ventilation to back of house spaces as per MEP requirements;
- Minor update to the cycle store door. Door has become a leaf and a half rather than double door to meet the requirements of Part M of the building regulations. Louvre added above door, as per MEP requirements;
- Bottom pane in windows (WT.K) updated from back painted glass to clear glass to allow for more light into apartments and increase facade transparency;
- Residential entrance sign applied to glazed side panel;
- 30mm horizontal movement joint required to meet structural deflection requirements. Colour to match mortar;
- Single gate added on Jersey Street for improved boundary security;
- Commercial unit signage fixed to curtain walling has been replaced by projecting signage fixed to brickwork adjacent to commercial units. These signs will be made of an Internal Stainless steel sub frame with PPC Aluminium panels externally. The thickness of the sign will be 30mm as per Manchester City Council guidance.

The changes listed above are minor and non material in nature. The introduction of perforated decorative panels to the commercial units, signage and security gate all mark an improvement to the scheme.

There are necessary changes in the interest of fire safety.

Further consideration has been given to the movement joint which is not ideal on site. The design has been refined to minimise the overall effect.

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

Article 35 Declaration

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

1) The proposed seeks to make to make elevational alterations.

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

- Eliza Yard_S96a App_Design Changes Document_250710
- Eliza Yard - NMA Cover Letter
- EYJW-PRP-BC-00-DR-A-020000-Ground Floor - Proposed
- EYJW-PRP-BC-06-DR-A-020006-6th Floor - Proposed
- EYJW-PRP-BC-07-DR-A-020007-7th Floor - Proposed
- EYJW-PRP-BC-RF-DR-A-020008-Roof Plan - Proposed
- EYJW-PRP-BC-ZZ-DR-A-020001-1st-5th Floor - Proposed
- EYJW-PRP-BC-ZZ-DR-A-021000-North and South Elevation - Proposed
- EYJW-PRP-BC-ZZ-DR-A-021001-East, West and Courtyard Elevations - Proposed
- EYJW-PRP-BC-ZZ-DR-A-021020-Street Elevations
- EYJW-PRP-BC-ZZ-DR-A-021040-Bay Studies - Jersey Street
- EYJW-PRP-BC-ZZ-DR-A-021041-Bay Studies - Poland Street
- EYJW-PRP-BC-ZZ-DR-A-021042- Bay Elevation and Section - Brick
- EYJW-PRP-BC-ZZ-DR-A-021043-Bay Elevation and Section - Terracotta
- EYJW-PRP-BC-ZZ-DR-A-021044-Detailed Bay Study - East Elevation

All received by the City Council, as Local Planning Authority, on the 14 July 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) -
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 (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL