MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143011/NMC/2025
Date registered valid:	21 May 2025
Proposal:	Non-material amendment to planning permission referenced 138294/FO/2023, to amend condition 2 (specified plans) to allow for internal and external amendments, including widening the staircase, widening of escape doors, vent locations adjusted and back painted spandrels painted to replace vents.
Address:	Land At Plymouth Grove, Manchester
Ward(s):	Ardwick Ward
Applicant:	Plymouth Grove Development Ltd
Agent (if any):	Mrs Larna Smith Avison Young
Case officer:	Jennifer Atkinson Tel: 0161 234 4517 Email: jennifer.atkinson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	

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 0.15 ha site is located on the corner of Plymouth Grove and Dryden Street in Brunswick. It is vacant, overgrown, previously developed land and is secured by a combination of Heras and timber fencing.

Significant investment in housing and infrastructure through a Public Finance Initiative has transformed Brunswick over the last decade with new and refurbished homes, green spaces and public realm. The prevailing character is two and three storey homes. On the opposite side of Dryden Street is South Manchester Cemetery and Holyrood Nursery.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

To the east is an area of green space which has a public right of way through it. The south-eastern boundary is shared with 23 Plymouth Grove, a 3 storey PBSA building. Beyond this is Plymouth Lodge (Grade II) which is in use as homes. On the opposite side of Plymouth Grove is the 13/ 9 storey Nick Everton House. Beyond Nick Everton House, is Manchester Royal Infirmary and the University of Manchester Campus.

Plymouth Lodge (23 Plymouth Grove), a Grade II listed building is 65m south east of the site. The site is in Flood Zone 1 and a critical drainage area. It is in the Manchester Air Quality Management Area (AQMA) where air quality conditions are poor. This is a highly sustainable

and accessible location, close to a range of public transport infrastructure, shops, services and leisure facilities together with close access to the University Campuses.

Description of development

Non-material amendment to planning permission referenced 138294/FO/2023, to amend condition 2 (specified plans) to allow for internal and external amendments, including widening the staircase, widening of escape doors, vent locations adjusted and back painted spandrels painted to replace vents.

Consultations & Notification Responses

N/A

Issues

A summary of the proposed changes are as follows:

- Stair code widened by 1.055 metres to accommodate the required evacuation lift;
- Final escape doors widened from 860mm to 1,200mm clear width;
- Automatic Opening Vent (AOV) locations adjusted at level 1 – 4, to accommodate required lift evacuation; and,
- Back painted spandrel panels replace AOVs at level 1-4 to accommodate evacuation lift

The proposed changes are required to comply with the newly adopted British Standards (BS 9991:2024) Fire safety in the design, management and use of residential buildings (Code of Practice) which was published 27 November 2024.

Minimal amendments to the internal layout are proposed to ensure the up-to-date guidance is adhered to.

The elevational alterations are considered to be minor and are within the spirit of, and do not undermine, the appearance of the approved building.

The changes are considered to be non material in nature.

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 amend condition 2 (specified plans) to allow for internal and external amendments, including widening the staircase, widening of escape doors, vent locations adjusted and back painted spandrels painted to replace vents.

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

- Proposed Site Plan (ref: 1441-22-DAY-XX-00-DR-A-04-0001, Revision B)
- Proposed Elevations (ref: 1441-22-DAY-XX-XX-DR-A-04-1001, Revision B)
- Proposed Floor Plans - Sheet 1 (ref: 1441-22-DAY-XX-XX-DR-A-04-0002, Revision E)
- Proposed Floor Plans - Sheet 2 (ref: 1441-22-DAY-XX-XX-DR-A-04-0003, Revision E)

received by the City Council, as Local Planning Authority, on the 21 May 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 - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
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: NORTH AREA