

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143373/NMC/2025

Date registered valid: 4 July 2025

Proposal: Non material amendment to planning permission 139289/JO/2024 to make elevational alterations, update commercial signage, , and alteration to boundary treatment

Address: 66 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: 22.07.2025

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 0.54 ha site is bounded by Jersey Street, Rochdale Canal, Flint Glass Wharf/Works and grassland. It is in Ancoats close to New Islington and Miles Platting where there has been significant investment in housing and place making. The site contains a single storey warehouse and a surface car park. The remainder is hard standing, scrub planting and trees. It is secured by fencing on Jersey Street. A canal arm once crossed the site continuing under the stone bridge on Jersey Street, where Jersey Street rises by 2 metres. Planning permission has been granted to remove the bridge, including a black poplar tree, as part of public realm works (re. 133406/VO/2022).

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order:

Description of area

Ancoats contains medium to high density homes, with ground floor commercial uses in new builds and conversions, largely around Cutting Room Square. There are low rise industrial buildings around Poland Street. This site is surrounded by industrial uses and Ancoats Green. Cotton Field Park, New Islington Marina, New Islington Free School and the Medical Centre on Old Mill Street provide essential amenities.

The site is in the Ancoats conservation area and the following listed buildings or structures are within a 250 metres: 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 archaeological remains.

The site is in Flood Zone 1 and in a critical drainage area. It is not in an Air Quality Management Area (AQMA), but it is approximately 250 metres to the north along Oldham Road. Traffic associated with the development is likely to use roads in the AQMA and this is considered in detail in the report including any impact on residents, businesses and local schools. This is a highly sustainable area with access to public transport and pedestrian and cycle links.

The New Islington and Holt Town Metrolink stops are 500 and 700 metres from the site. Planning applications have been approved nearby as part of delivering the regeneration objectives of Ancoats and New Islington and Poland Street NDFs. 1500 homes are expected to be delivered around Poland Street with public realm.

Description of development

Non material amendment to planning permission 139289/JO/2024 to make elevational alterations, update commercial signage, , and alteration to boundary treatment

Consultations & Notification Responses

N/A

Issues

Various changes are proposed to the building as follows:

- Elevational alterations including minor alterations of door width openings, setting out of windows, alteration to substation and cycle door, louvre to generator room, removal of door to south elevations, frame increase due to AOV;
- Introduction of a 30mm horizontal movement joint;
- Update to commercial signage including standard projecting sign

The proposed changes are considered to be acceptable and are considered to be non material in nature in that they do not alter the overall appearance of the scheme.

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

1) The proposed seeks to make elevational alterations, update commercial signage, and alteration to boundary treatment

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

Jersey Wharf - S96A Application - Design Changes document dated 25.06.2025

- JWA-PRP-A1-GR-DR-A-002100-Proposed Ground Floor Plan - Rev D

- JWA-PRP-A1-07-DR-A-002107-Proposed Seventh Floor Plan - Rev E

- JWA-PRP-A1-ZZ-DR-A-002300-North & South Elevations - Rev E

- JWA-PRP-A1-ZZ-DR-A-002301-Proposed Courtyard Elevations - Block A - Rev E

- JWA-PRP-A1-ZZ-DR-A-002302-Proposed East and West Flank Elevations - Block A - Rev E

- JWA-PRP-A1-ZZ-DR-A-002303-Proposed East and West Flank Elevations - Block B - Rev E

- JWA-PRP-A1-ZZ-DR-A-002304-Proposed Jersey Street Elevation - Rev D

- JWA-PRP-A1-ZZ-DR-A-002400-Detailed Section and Elevation through Commercial Bay and Typical Residential Window - Rev E

- JWA-PRP-A1-ZZ-DR-A-002401-Detailed Section & Elevation through Main Entrance - Rev E

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

20) (a) Notwithstanding the Acoustic Report by Sandy Brown stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022, and the Sandy Brown Planning Noise Report, stamped as received by the City Council as Local Planning Authority on 15 February 2024, prior to the first use of each commercial unit as indicated on drawing JWA-PRP-A1-GR-DR-A-002100 Rev D received by the City Council, as Local Planning Authority, on the 4 July 2025, a scheme of acoustic insulation for the commercial units shall be submitted for approval in writing by the City Council, as Local Planning Authority.

(b) Prior to the first use of each of the commercial units, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements

approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

22) The development shall be carried out in accordance with the Waste Management and Servicing Strategy (including MCC's Waste Proforma) prepared by PRP received by the City Council, as Local Planning Authority, on the 13 May 2022 and drawing JWA-PRP-A1-GR-DR-A-002100 Rev D received by the City Council, as Local Planning Authority, on the 4 July 2025. The details of the approved scheme shall be implemented prior to the first use of the residential element and shall remain in situ whilst the use or development is in operation.

Reason - To ensure adequate refuse arrangement are put in place for the residential element of the scheme pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

23) Prior to the first use of each of the commercial units, as indicated on drawing JWA-PRP-A1-GR-DR-A-002100 Rev D received by the City Council, as Local Planning Authority, on the 4 July 2025, should fume extraction be required, details of a scheme to extract fumes, vapours and odours from that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of the commercial units and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the commercial units pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

24) Prior to the first use of each of the commercial units as indicated drawing JWA-PRP-A1-GR-DR-A-002100 Rev D received by the City Council, as Local Planning Authority, on the 4 July 2025, details of any roller shutters to the ground floor of that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of each commercial units and thereafter retained and maintained in situ.

Reason - To ensure that the roller shutters are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

28) The commercial units hereby approved, as indicated on drawing JWA-PRP-A1-GR-DR-A-002100 Rev D received by the City Council, as Local Planning Authority, on the 4 July 2025, shall not be open outside the following hours:-

Monday to Saturday 08:00 to 23:30
Sundays (and Bank Holidays): 10:00 to 22:00

There shall be no amplified sound or any amplified music at any time within the unit.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

30) The commercial units as shown on drawing JWA-PRP-A1-GR-DR-A-002100 Rev D received by the City Council, as Local Planning Authority, on the 4 July 2025, shall remain as separate units and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

31) The commercial units, as indicated on JWA-PRP-A1-GR-DR-A-002100 Rev D received by the City Council, as Local Planning Authority, on the 4 July 2025, can be occupied as Use Class E (excluding convenience retail and a gymnasium) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification). The first use of the commercial unit to be implemented shall thereafter be the permitted use of that unit

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester .

36) Prior to the first occupation of the residential element, the 190 space cycle store shall be implemented in accordance with JWA-PRP-A1-GR-DR-A-002100 Rev D received by the City Council, as Local Planning Authority, on the 4 July 2025, and thereafter retained and maintained in situ.

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

40) Prior to the first occupation of the residential element, the installation 3 7kw fast charging electric car charging points to the disabled bays, as shown on drawing JWA-PRP-A1-GR-DR-A-002100 Rev D received by the City Council, as Local Planning Authority, on the 4 July 2025, shall be implemented and remain available for as long as the development is in.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).

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

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3

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

Area Team Boundary - Name: NORTH AREA