

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143190/NMC/2025

Date registered valid: 12 June 2025

Proposal: Non material amendment to planning permission 138243/FO/2023 comprising amendments to external works to the service areas / public realm adjacent to Brock St.

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

Ward(s): Piccadilly Ward

Applicant: McCaul

Agent (if any): Mr Nick Berry OMI Architects

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

Recommendation: Approve

Date of recommendation: 08-07-25

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 now sought for a non material amendment comprising amendments to external works to the service areas / public realm adjacent to Brock St as per the 2020/2023 approvals. This would comprise changes to and the air conditioning layout and the inclusion of an acoustic wall to the air conditioning unit area are also proposed.

Consultations & Notification Responses

NONE

Issues

Principle of Amendments

It is noted that the amendments are required to ensure that the relocation of unauthorised AC condensers from the adjacent listed building at 34 Laystall Street and inclusion of an acoustic wall can, as approved continue to be accommodated within the service area approved under 128911/FO/2020 (as amended by 133218/NMC/2022, 136217/NMC/2023, 137464/NMC/2023, and 138242/NMC/2023). A redesign of the layout of the public realm and ancillary areas has been necessitated within the service areas to meet secured by design requirements associated with 128911/FO/2020 and requires amendments to the layout of the air conditioning units and refuse storage (see App ref no 143191/NMC/2025 submitted alongside this application in terms of the latter). In addition in order to satisfy condition 10 of 138243/FO/2023 there is a need to construct an acoustic wall – this was confirmed as part of the processing of the refusal to discharge under application ref no CDN/24/0315.

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

Article 35 Declaration

Condition(s) to be attached to decision for approval

1) 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

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

(a) Site Location Plan L0301 stamped as received on 06-12-23 and Proposed Site Plan 0315 REV B stamped as received on 12-06-25;

(b) Dwgs L0314 ROOF PLAN, L0370 SECTION AA and L0371 SECTION BB stamped as received on 03-10-23;

(c) Dwgs L0316 A AC UNIT PLAN stamped as received on 12-06-25 and L0300 PHASING PLAN stamped as received on 06-12-23;

(d) Dwg L0365 A AC ELEVATION L0362 REV B REAR ELEVATION,

(e) DR-A-A2124 P01 NEWBUILD- CURTAIN WALLING DETAILS stamped as received on 12-01-24

(f) Dwgs L0373 GABLE ELEVATION DETAIL, L0360 REV A LAYSTALL STREET ELEVATION, L0361 REV A PIGEON STREET ELEVATION, L0372 REV A BAY STUDY LAYSTALL ST FACADE, L0310 REV A LEVEL 00 PLAN, L0311 REV A LEVEL 01 PLAN, L0312 REV A LEVEL 02 PLAN, L0313 REV A LEVEL 03 PLAN all stamped as received on 17-01-24 and L0362 REV B REAR ELEVATION stamped as received on 12-06-25

(g) Energy Strategy and Environmental Standards Statement with Ventilation Updated Rev B by Clancy 14/09/23;

(h) Broadband Connectivity, Assessment 32-34 Laystall Street by GTech 02/11/2020;

(i) Television and Radio Reception, Impact Assessment, 32-34 Laystall Street by GTech 21/10/2020; and

(j) Framework Travel Plan January 2024 by Eddisons

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2,

EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan policies DC19.1, DC20 and DC26.1.

2) The amendments are required 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 128911/FO/2020 (as amended by 133218/NMC/2022, 136217/NMC/2023, 137464/NMC/2023, and 138242/NMC/2023). A redesign of the layout of the public realm and ancillary areas is necessitated within the service areas to meet secure by design requirements and requires amendments to the layout and arrangement of the air conditioning. In addition in order to satisfy condition 10 of 138243/FO/2023 there is a need to construct an acoustic wall.

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