

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142774/NMC/2025
Date registered valid: 23 April 2025
Proposal: Non-material amendment to prior approval referenced 138252/P3GPA/2023 to enable revisions to the internal layout
Address: 3 Bury New Road, Manchester, M8 8FW
Ward(s): Cheetham Ward

Applicant: Mr Amir Salim
Agent (if any): Mr Darren Pomfret, Manchester Building Design Ltd
Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 8 May 2025

Application details

Type of application: Non-Material Change Application

Development type: Notifications

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 application property relates to three storey, mid terraced, red brick property, situated to the western side of Bury New Road.

The terrace incorporates ground floor commercial units with vacant upper floor, with the application property neighboured on one side by a hot food takeaway and the other, by a vacant retail unit.

The host terrace is of a dilapidated appearance, with many of the upper floor windows broken.

Access to the rear is achieved via a gated alleyway off Sherborne Street West.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The site is located adjacent to a busy, north/south arterial situated in an area defined by The Strangeways Local plan (2009) as 'The Workshop Village'. This is located on each side of Bury New Road and contains a mixture of large and small premises occupied by wholesalers, small-scale retail and distributors involved predominantly in textile, clothing, information communications and technology. The area also includes a number of food and drink businesses. Following recent police operations into criminal activity, including the closing down of counterfeiting operations, many of the premises in the area have become vacant and the area is showing signs of degradation.

HMP Manchester (Strangeways) is situated a short distance to the east, whilst the city centre is situated approximately 1.5 km to the south.

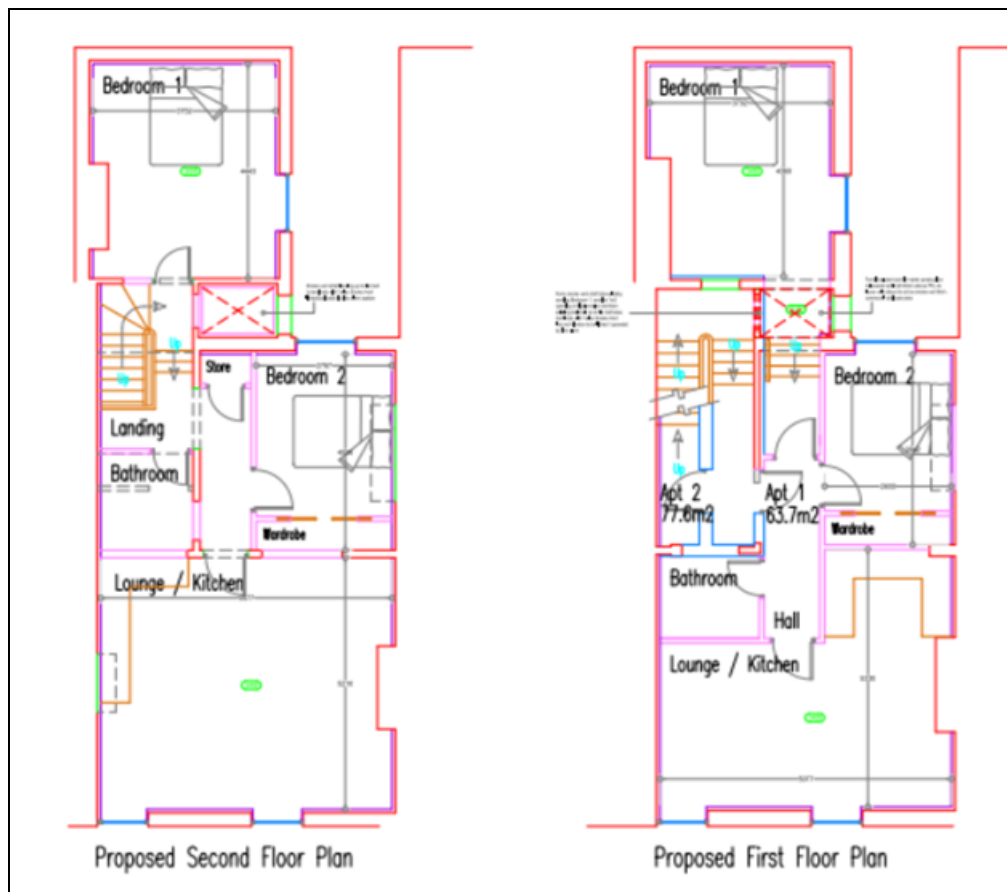
Description of development

Non-material amendment to prior approval referenced 138252/P3GPA/2023 which relates to the conversion of vacant first and second floors to form 2 x 2-bedroom flats above a ground floor retail unit, pursuant to Schedule 2, Part 3, Class G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

In this case, it is proposed to substitute the agreed floorplan for the second-floor residential accommodation with a revised internal arrangement. Namely, changes to the second-floor flat and alterations to the landing, bathroom, lounge/kitchen areas.



Proposed floorplan



Previously agreed floorplan

Consultations & Notification Responses

None Required.

Policy

The relevant policy is set out for consideration below.

- Policies SP1, EN14, EN18, EN19 and DM1 of the Manchester Core Strategy;
- Saved policy DC26 of the Unitary Development Plan for the City of Manchester;
- Places for Everyone Joint Development Plan;
- Strangeways Local Plan;
- National Planning Policy Framework;

The site also falls just outside the northern boundary identified for the Great Ducie Street Strategic Regeneration Framework.

Planning History

138252/P3GPA/2023

Prior Approval for the conversion of the first and second floors to form 2 x 2 bedroom flats (Class C3) above ground floor retail unit. *Approved 28 November 2023.*

Issues

Materiality

Only minor changes to the internal layout of the second-floor flat is proposed. There would be no changes to the external appearance of the building.

The proposed layout changes would not raise any new significant issues and would still allow the proposal to accord with the assessment and conclusions of the host prior approval, pursuant to Class G of the Town and Country Planning (General Permitted Development) Order 2015.

There would be no changes with respect to contamination, flooding, noise impact, natural light to habitable rooms and waste management arrangements. Whilst the lounge/kitchen area to the second floor flat would be reduced in size, the room would be of an adequate size and would still benefit from a decent sized window which would afford satisfactory natural light. On this basis, the change is of a non-material 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 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

The proposed amendment relates to changes to the internal floor layout.

Following an assessment of the details submitted, I can confirm that the proposed amendment is 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 change would not result in any significant or material alterations to the host prior approval.

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

1) The City Council is satisfied that the development would have no material, harmful impact as a result of contamination, flooding or noise, and satisfactory arrangements have been made with regard to the management of domestic waste and the provision of natural light to all habitable rooms. The proposal therefore complies with the requirements of policies SP1, EN14, EN18, EN19 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester, pursuant to Schedule 2, Part 3, Class G of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Approval is hereby granted in accordance with drawing referenced 55/23/03/A, received by the City Council as Local Planning Authority on 5 October 2023 and drawing referenced 55/23-01 Rev C, received by the City Council as Local Planning Authority on 23 April 2025.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

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