MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142586/NMC/2025
Date registered valid:	31 March 2025
Proposal:	Non-material amendment to planning approval reference 125993/FO/2020 to allow for the installation of chimneys/smoke stacks to either end of the building.
Address:	Land At The Corner Of Greenwood Road, And Gladeside Road, Manchester
Ward(s):	Sharston Ward
Applicant:	Challenger Building Services Ltd
Agent (if any):	Mrs Hayley Knight, Hayley Knight Planning Ltd
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	24 April 2025

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Standard consultations:
Printed: 4 April 2025 Expired: 27 April 2025

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/area

Prominent corner plot located to the south of the Greenwood Road and Gladeside Road junction. The site was once home to the Greenwood PH but following repeated instances of anti-social activity and crime at the premises the use ceased, and the building was demolished. The site has remained cleared since the demolition though it has suffered from fly-tipping. The area is residential in nature and is characterised by 2 storey dwellings.

Planning permission to erect a part 2/part 3 storey apartment building was granted in December 2020 under reference 125993/FO/2020 and construction is well under way.

Listed building: No
Conservation area: No
Tree Preservation Order: No

Description of development

The applicant is applying for a non-material amendment to planning permission 125993/FO/2020 to undertake the following amendments:

a) the installation of chimneys/smokestacks to either end of the building.

Originally the applicant also proposed to reduce the number of basement parking spaces, following the introduction of a sprinkler tank and additional staircase. However, this will now be subject of a separate S73 application.

Consultations & Notification Responses

Highway Services – The proposed sprinkler tank will remove spaces from the basement and plan suggest that 22 parking spaces will be provided in the basement and 3 spaces at the ground floor (62.5%). This is acceptable in principle and there are no objections raised. (Comments relate to matters that will now be subject of separate S73 application.

Policies

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The Places for Everyone Plan – This plan was adopted on 21 March 2024, as such the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The relevant policy is set out below:

Policy JP-Strat9 (Southern Areas) – This policy states that the economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below

Policy SP1, *Spatial Principles,* - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, of which the following are of most relevance:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

- Community safety and crime prevention.
- Design for health.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.

Policy H1, Overall Housing Provision – This policy states that the proportionate distribution of new housing, and the mix within each area, will depend on a number of factors and goes on to state that new residential development should take account of the need to:

- Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population;
- Reflect the spatial distribution set out above which supports growth on previously developed sited in sustainable locations and which takes account of the availability of developable sites in these areas;
- Contribute to the design principles of Manchester LDF including in environmental terms. The design and density of a scheme should contribute to the character of the local area. All proposals should make provision for appropriate usable amenity space. schemes should make provision for parking cars and bicycles (in line with policy T2) and the need for appropriate sound insulation;
- Prioritise sites which are in close proximity to centres of high frequency public transport routes;
- Be designed to give privacy to both its residents and neighbours.

Policy H7, Wythenshawe – The Council expects that Wythenshawe will accommodate only around 3% of new residential development over the lifetime of the Core Strategy. New high quality high density development will be encouraged within the district centres of Northenden, Baguley and Wythenshawe and upon small infill sites where it contributes to the stock of affordable housing and where it complements Wythenshawe's garden city character. There is also the potential for additional family housing for sale.

Issues

Principle of the Proposal – The principle of the development is considered acceptable, particularly given the previous consent. Notwithstanding this, consideration must be given to the potential impact of the amendments upon existing levels of residential and visual amenity enjoyed within the vicinity of the site.

Design – Following the addition of the chimney and automatic opening vents (highlighted below) the overall design of the proposal is still considered acceptable:

Residential Amenity – It is not considered that the proposed amendments to the original scheme would have a detrimental impact upon the levels of residential amenity enjoyed within the vicinity of the site.

Visual Amenity – As the overall design of the proposed apartment block is considered acceptable it is not considered that the proposed amendments would have a detrimental impact upon the levels of visual amenity enjoyed along Greenwood Road and Gladeside Road.

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

Condition(s) to be attached to decision for approval

1) The details of the proposed amendments are:

a) the installation of chimneys/smokestacks to either end of the building.

2) Following an assessment of the details submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the levels of residential and visual amenity and pedestrian and highway safety enjoyed within the vicinity of the site.

3) Condition 2) The development hereby approved shall be carried out in accordance with the following drawings received on 31st March 2025:

a) Proposed Ground Floor Plan, reference 02-03-001K;
b) Proposed First Floor Plan, reference 02-03-002G;
c) Proposed Second Floor Plan, reference 02-03-003G;
d) Proposed Elevation- North (Gladeside Road) Plan, reference 02-05-001G;
e) Proposed Elevation- West (Greenwood Road) Plan, reference 02-05-002G;
f) Proposed Elevation- South Plan, reference 02-05-003G;
g) Proposed Elevation- East Plan, reference 02-05-004G;
h) Level 00 Floor Plan, reference P19063-FCH-BA-00-DR-A-3001 revision P14;
i) Level 02 Floor Plan, reference P19063-FCH-BA-02-DR-A-3003 revision P13;
j) Roof Plan, reference P19063-FCH-BA-RF-DR-A-3004 revision P01;
k) Elevations Sheet 1 Plan, reference P19063-FCH-BA-XX-DR-A-4000 revision P3;
l) Elevations Sheet 2 Plan, reference P19063-FCH-BA-XX-DR-A-4001 revision P5;

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA