MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142284/NMC/2025
Date registered valid:	28 February 2025
Proposal:	Non material amendment to planning permission referenced 137572/JO/2023 to allow change to the wording of Condition 22 (landscaping) to reflect the developed hard and soft landscaping proposals undertaken and retention of memorial garden
Address:	Hammerstone Road Depot, Hammerstone Road, Manchester, M18 8EQ
Ward(s):	Gorton & Abbey Hey Ward
Applicant:	Anna Lucas, Manchester City Council
Agent (if any):	Mr Andrew Thompson Fletcher-Rae
Case officer:	Sue Wills Tel: 0161 234 4524 Email: sue.wills@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	19 March 2025

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:
Printed: 4 March 2025 Expired: 25 March 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
The application site by bounded Hammerstone Road to the east, Gorton Lane to the south, Preston Street to the west and the Manchester to Glossop rail line to the north. The site is accessed form Hammerstone Road. The site is an operational Council depot, with the existing buildings currently providing accommodation for Council Services. The site covers an area of 3.8 hectares and comprises a former loco shed a double height non designated heritage asset which forms the western boundary to Preston Street. There are other buildings on the site which are predominantly located along the eastern boundary, with other blocks to the south western corner of the site at the junction of Preston Street and Gorton Lane. The main access is from Hammerstone Road in proximity to the existing gate house, with an existing egress slightly to the north of the main access, and with an existing secondary access from Hammerstone Road further to the north east. The southern section of the site lies at a different ground level than Gorton Lane, with a brick boundary wall treatment forming a retaining structure to this frontage of the site.

Planning History
063307/VO/NORTH2/01 - CITY COUNCIL DEVELOPMENT Retrospective application for modular office accommodation for a temporary period of 3 years Operational Services Depot, Hammerstone Road, Gorton
Approved 23.11.2001

076510/FO/2005/N2 - Erection of 22.5 metre high telecommunications monopole including 3 no. antennas, associated ancillary equipment, and 2.4 metre high palisade fencing Hammerstone Road Depot Hammerstone Road
Approved 20.09.2005

080315/VO/2006/N2 - CITY COUNCIL DEVELOPMENT Erection of new entrance gates and alteration to building to create disabled persons access ramp and creation of disabled persons parking spaces. Manchester City Council , Hammerstone Road.
Approved 09.11.2006

128853/VO/2020 - CITY COUNCIL DEVELOPMENT Erection of two storey office and welfare accommodation (Class E) for a temporary period of 3 years Hammerstone Road Depot .
1 Hammerstone Road. Approved 14.01.2021

130127/VO/2021 -CITY COUNCIL DEVELOPMENT: Refurbishment and reconfiguration of the existing loco shed to include office, storage, and workshop accommodation; demolition of existing ancillary buildings; erection of a new gatehouse; reconfiguration of existing parking areas; creation of a 'Winter Maintenance' area including a commercial vehicle parking garage with associated office & welfare accommodation and a grit/salt storage barn; creation of vehicle wash-down area; refurbishment of the existing vehicle refuelling area; and restoration and enhancement of the memorial garden.
1 Hammerstone Road. Approved 03.12.2021

137572/JO/2023- Variation of conditions 2 (specified plans), 7 (car parking), 8 (EV charging points), 11 (materials), 15 (external lighting), 18 (waste management) and 23 (landscaping) attached to planning permission referenced 130127/VO/2021 to enable the reconfiguration of the parking layout, together with revisions to lighting, landscaping and waste management arrangements, following the removal of the Gritter Garage and Salt Barn from the approved scheme. Elevational alterations to the existing former loco shed are proposed.
Hammerstone Road Depot, Hammerstone Road . Approved 15.09.2023

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
The surrounding buildings are of warehousing/industrial uses and vary in height and condition. The predominant use of the buildings across the surrounding area are Cemex Concrete plant to the west, Iceland Food Manufacturing to the east, New Smithfield wholesale market beyond the rail line to the north, with taxi and car repair garages, and industrial and warehousing units further to the east. The south of Gorton Lane is predominantly residential in nature with a large care facility set in grounds lying opposite the site, and a large area of open space on Taylor Street to the southwest of the site

Previously approved scheme
Changes were sought in relation to condition nos. 2 (Specified plans); no.7 (Car parking); no.8 (EV charging points); no.18 (Waste Management Strategy), and no.23 (Hard and soft landscaping) relates to the revision of the previously approved site layout plan to show the omission of the Gritter Garage and Salt Barn and associated reconfiguration of the parking arrangements. The materials condition no.11 is proposed to be revision to omit reference to the materials used in the external elevations of the Gritter Garage and Salt Barn. The external lighting (condition no.15) scheme has been revised to respond to the reconfigured parking areas.

The schedule of revisions subsequently approved is set out below.
Revision A – Winter maintenance Area omitted, including Gritter Garage and Salt Barn
Revision B – Area within main former Loco Shed which was to be sublet omitted from within the Loco Shed, and the MCC storage area extended to include the entirety of this area.

Revision C - Substation Doors (ref XD.02) added on the proposed GA South Elevation to serve the new internal sub-station
Revision D - Street Level fire escapes omitted from the Preston Street elevation
Revision E - Break in panels added on the Preston Street elevation for Fire Rescue Service usage
Revision F - Roof drainage changed from a gravity to a siphonic system, external rainwater pipes omitted from GL's A&G
Revision G - Washdown Area relocated and re-configured
Revision H - Roof access walkway routes updated
Revision J - Extent of proposed rooflight's reduced to allow for future PV installation
Revision K - Site wide drainage strategy revised and rainwater harvesting added
Revision L - Staff / commercial vehicle parking layouts amended to retain the existing internal access road adjacent to the Coca Cola Building.
Revision M - Proposed refuel area omitted and existing refuel pumps and tank to be retained
Revision N - Existing hard standing surfaces to be retained where possible with localised repairs where necessary
Revision O - Tree planting configuration amended (approved quantity retained)
Revision P - Existing retaining wall between upper and lower car parks retained, minor amendments to lower car park layout as a consequence
Revision Q - External Lighting layouts amended to reflect changes to the external layout
Revision R - Proposed lighting column and head colour change from approved mid-grey RAL 7046 to alternative similar shade of grey
Revision S - Paint removal process
Revision T - External Condenser Compounds added
Revision U - Footpath finishes changed from paving to macadam
Revision V - Islands omitted between RCV parking spaces
Revision W - Demolition of above ground elements of the Coca Cola Building only
Revision X - Existing incoming water & gas enclosures noted in the lower carpark

Description of development
Consent is sought to amend the wording of Condition 22 (Landscaping) to reflect the revised hard & soft landscaping proposals (including changed tree locations and an increase from the 22 trees approved to 23 to be planted) , together with the retention of the existing Memorial Garden.

Consultations & Notification Responses

Arboricultural team- have no objection to the proposed planting plan and species selections.

Issues

Policy Context

These include Core Strategy policies SP1 (Spatial Principles); Policy DM1 (Development Management); Policy T2 (Accessible areas of opportunity and needs); Policy EC1 (Employment and Economic Growth in Manchester);Policy EC2 (Existing Employment Space); Policy EC5 (East Manchester); Policy EN3 3 (Heritage); Policy EN14 (Flood Risk); Policy EN15 (Biodiversity and Geological Conservation); Policy EN18 (Contaminated Land); and Policy EN19 (Waste); Saved UDP policies, Policy DC26(Noise) and Policy AB9 (which relates to land to the west of Preston Street (which lies directly to the west of the application site)) and allocates the land for economic development, specifically focused on industrial uses, and the guidance provided within the Places for Everyone Plan, the National Planning Policy

Framework, NPPG, the Guide to Development in Manchester Supplementary Planning Document, Manchester Industrial Strategy: Developing a more inclusive economy (2019), Manchester Climate Change Framework (2020-2025), Powering Recovery: Manchester's Recovery and Investment Plan (2020), and Manchester Climate Change Framework: 2020-2025 and Manchester Zero Carbon Framework (2020).

Non-material change

The proposed amendments have been assessed, and it can be confirmed that the changes 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 changes sought to the approved scheme relate to revisions to amend the wording of Condition 22 (Landscaping) to reflect the revised hard & soft landscaping proposals (including changed tree locations and an increase from the 22 trees approved to 23 to be planted) , together with the retention of the existing Memorial Garden.

It is considered that the proposed revisions would not have a detrimental impact in terms of the visual appearance of the proposed development, or the visual and residential amenity of the residential properties in proximity to the site.

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

Paragraph One

The revisions to the approved scheme relate to amendments to the wording of Condition 22 (Landscaping) to reflect revised hard and soft landscaping proposals (including changed tree locations and an increase from the 22 trees approved to 23 to be planted), together with the retention of the existing Memorial Garden.

It is considered that the proposed revisions would not have a detrimental impact in terms of the visual appearance of the proposed development, or the visual and residential amenity of the residential properties in proximity to the site.

Paragraph Two

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.

Condition no.1 (Specified plans)

1) The development hereby approved shall be carried out in accordance with the following drawings and documents:
Hammerstone Road Design & Access Statement ref: 18021_05_6_1_Rev A;
Arboricultural Report and Arboricultural Impact Assessment dated 13 th Oct 2020 ref: 16357/AJB;
Phase 2 Site investigation report ref: 068065-CUR-00-XX-RP-GE-002 Rev V01 Issue date 17th April 2019;
Transport Assessment ref: 068065-CUR-00-XX-RP-TP-001- revision V02 Issue date 01 April 2021;
Asbestos Report & Survey 23rd Oct 2020116353_291312 Full Report V3
Crime Impact Statement Version A dated 25th January 2021 ref: 2018 /0940/ CIS/02 Rev A;
Noise Planning Statement ref: 1620005855- RP-01 December 2018 ;
Preliminary Ecological Appraisal -SWECOUK Ltd Rev 01 -20.09.18 SWECO ;
Ecology letter to accompany 2018 PEA - April 2021;
Air Quality Assessment March 2019 ref: ES101-AQ106954 Rev2;
Hammerstone Construction Management Plan Rev.A Planning Statement dated April 2021 ref: MORH3002 ;
Heritage Statement dated April 2021 ref: MORH 3002;
Hammerstone Road Depot Statement of Community Involvement April 21 ref: FOG/HR/DRA01;
Site Waste Management Plan ref: 13W007;
Waste Management Strategy proforma dated 13.04.2021(including plan ref: HRD-FRA-00-XX-DR-A-90-0211 rev.C1 in respect of bin store location);
HRD-FRA-00-XX-DR-A-91-0001-P2 Site Location Plan;
HRD-FRA-00-XX-DR-A-91-0002-P3 Existing Site Plan;
HRD-FRA-00-XX-DR-A-90-0100-C1 Site Demolition Plan;
HRD-FRA-00-XX-DR-A-90-0320-P2 Proposed Memorial Garden Plan and details;

HRD-FRA-01-00-DR-A-20-1001-P3 Existing Ground Floor Plan Sheet 1;
HRD-FRA-01-00-DR-A-20-1002-P3 Existing Ground Floor Plan Sheet 2;
HRD-FRA-01-RL-DR-A-20-1005-P2 Existing Roof Plan Sheet 1;
HRD-FRA-01-RL-DR-A-20-1006-P2 Existing Roof Plan Sheet 2;
HRD-FRA-01-XX-DR-A-20-1007-P3 Existing East Elevation;
HRD-FRA-01-XX-DR-A-20-1008-P3 Existing North & South Elevations;
HRD-FRA-01-XX-DR-A-20-1009-P3 Existing West Elevation;
HRD-FRA-01-XX-DR-A-20-1011-P3 Existing Sections Sheet 1;
HRD-FRA-01-XX-DR-A-20-1012-P3 Existing Sections Sheet 2;
HRD-FRA-01-XX-DR-A-20-1013-P3 Existing Sections Sheet 3;
HRD-FRA-01-00-DR-A-20-1101-C1 Demolition Ground Floor Plan Sheet 1;
HRD-FRA-01-00-DR-A-20-1102-P3 Demolition Ground Floor Plan Sheet 2;
HRD-FRA-01-00-DR-A-20-1201-C1 Proposed GA Ground Floor Plan Sheet 1;
HRD-FRA-01-00-DR-A-20-1202-C3 Proposed GA Ground Floor Plan Sheet 2;
HRD-FRA-01-RL-DR-A-20-1205-C2 Proposed GA Roof Plan Sheet 1;
HRD-FRA-01-RL-DR-A-20-1206-C2 Proposed GA Roof Plan Sheet 2;
HRD-FRA-01-XX-DR-A-20-1210-C1 Proposed GA Sections Sheet 1;
HRD-FRA-01-XX-DR-A-20-1211-C1 Proposed GA Sections Sheet 2;
HRD-FRA-01-XX-DR-A-20-1212-C1 Proposed GA Sections Sheet 3;
HRD-FRA-02-XX-DR-A-90-2001-C2 Proposed Winter Maintenance Area Plan;
HRD-FRA-02-00-DR-A-20-2201-C2 Proposed Gritter Garage GA Ground Floor Plan;
HRD-FRA-02-RL-DR-A-20-2202-C3 Proposed Gritter Garage GA Roof Plan;
HRD-FRA-02-XX-DR-A-20-2203-C2 Proposed Gritter Garage GA Elevations;
HRD-FRA-02-XX-DR-A-20-2204-C2 Proposed Gritter Garage GA Sections ;
HRD-FRA-04-XX-DR-A-90-4001-C1 Proposed Washdown Area Plan;
HRD-FRA-05-XX-DR-A-90-5001-P3 Proposed Refuel Area Plan;
HRD-CUR-XX-00-DR-C-92-500 Rev P05 -Proposed ground floor drainage layout;
HRD-CUR-XX-00-DR-C-92-501 Rev P05 - Proposed lower floor drainage layout;
HRD-CUR-XX-00-DR-C-92-510 Rev P03 - Existing Drainage;
HRD-CUR-XX-00-DR-C-92-511 Rev P04 - Retained and Abandoned Existing drainage
Commented [SW1]:
Received 21st April 2021

Environmental Impact Assessment Statement Document ref: 068065-CUR-00-XX-RE-002-Rev V03 ;
and Flood Risk Assessment and Drainage Strategy Report 068065-CUR-00-XX-RE-001 Rev V04 dated 11 May 2021 - received 11th May 2021

068065-CUR-XX-00-DR-C-91-602 Rev P05 - Proposed external levels;
068065-CUR-XX-00-DR-C-91-605 Rev P07 - Proposed site sections sheet 1;
068065-CUR-XX-00-DR-C-91-606 Rev P05 - Proposed site sections sheet 2;
HRD-FRA-00-XX-DR-A-90-0211-C1 Proposed Bin Stores;
HRD-FRA-01-XX-DR-A-20-1208-C2 Proposed GA North & South Elevations;
HRD-FRA-01-XX-DR-A-20-1209-C2 Proposed GA West Elevation;
Demolition Plan/Dynamic Method Statement/Work Package Plan by Frank O'Gara and Sons;
MEP Services Performance Specification Ref: HRD-HAN-ZZ-XX-SP-N-0001 Revision C1;
Part L2a 2013 Compliance Report Ref: HRD-HAN-ZZ-XX-RP-N-001 Issue 01;
Solar PV and Battery Storage feasibility Assessment and Recommendations report by MEP Services ref: 3778-HAN-ZZ-XX-RP-MEP -003 revision 4;
Waste Management Strategy proforma dated 13.04.2021(including plan ref: HRD-FRA-00-XX-DR-A-90-0211 rev.C1 in respect of bin store location) received 21st May 2021
Transport Technical Note prepared by Curtains dared 18th May 2021 in regard to off site highways works Bat Survey – Envirosolutions May 2021 received 1st June 2021;

S.11Structural Condition Appraisal ref:B068065 revision 01 dated 06 November 2020 received 1st September 2021;
Plan ref: HRD-FRA-00-XX-DR-A-90-0200 rev. P10 Proposed Site Plan GA;
Plan ref HRD-FRA-00-XX-DR-A-90-0210 rev. P7 Proposed Site External Works Plan;
Plan ref: HRD-FRA-00-XX-SK-A-90-9005 rev. P2 Proposed Masonry Gatehouse Option;
Hammerstone Road Depot Reclaimed Masonry Statement document ref: HRD-FRA-01-XX-RP-A-21-2602-P1 dated 28.09.2021;
Loco Shed Existing & Proposed Window Report document ref: HRD-FRA-01-XX-RP-A-31-6201 rev. P03 dated 23.11.2021 received 23rd November 2021;
Plan ref: HRD-FRA-01-XX-DR-A-20-1207 rev.P06 Proposed GA East Elevation; received 23rd November 2021;
Southern Boundary Wall & Outbuilding Structural Appraisal doc ref: HRD-CUR-00-XX-RP-S-0001 rev.P02 Issue date 23 November 2021 received 23rd November 2021;

AS AMENDED BY : -
Plan ref: HRD-FRA-00-XX-DR-A-90-0200 rev. C06 Proposed Site Plan GA;
HRD-FRA-00-XX-DR-A-90-0210 rev. C03 Proposed Site External Works Plan;
HRD-FRA-00-XX-DR-A-90-0211 rev. C02 Proposed Bin Stores ;
HRD-FRA-01-00-DR-A-20-1101-C02 Ground Floor Demolition Plan Sheet 1;
HRD-FRA-01-00-DR-A-20-1201-C09 Proposed GA Ground Floor Plan Sheet 1;
HRD-FRA-01-00-DR-A-20-1202-C05 Proposed GA Ground Floor Plan Sheet 2;
HRD-FRA-01-00-DR-A-20-1268-C06 Proposed Substation;
HRD-FRA-01-RL-DR-A-20-1205-C02 Proposed GA Roof Plan Sheet 1;
HRD-FRA-01-RL-DR-A-20-1206-C02 Proposed GA Roof Plan Sheet 2 ;
HRD-FRA-01-XX-DR-A-20-1207-C05 Proposed GA East Elevation;
HRD-FRA-01-XX-DR-A-20-1208-C04 Proposed GA North & South Elevations;
HRD-FRA-01-XX-DR-A-20-1209-C03 Proposed GA West Elevation;
HRD-FRA-01-XX-DR-A-20-1210-C02 Proposed GA Sections Sheet 1;
HRD-FRA-01-XX-DR-A-20-1211-C02 Proposed GA Sections Sheet 2;
HRD-FRA-01-XX-DR-A-20-1212-C02 Proposed GA Sections Sheet 3;
HRD-FRA-01-XX-DR-A-21-1310-C02 Proposed Break In Panel Details;
HRD-FRA-04-XX-DR-A-20- 4001 -C02 Proposed Washdown Area Plan;
HRD-FRA-04-XX-DR-A-20- 4003 -C02 Proposed Washdown Area Elevations;
HRD-FRA-05-XX-DR-A-20-5001- C01 Proposed Refuel Area Plan;
Email trail between Curtins and United Utilities in regard to discharge rates into the combined sewer.

Design and Access Statement Addendum Version dated July 2023 ref: 18021-05-6-1 (as updated by plan ref: HRD-FRA-00-XX-DR-A-90-0200 rev. C06 Proposed Site Plan GA in the appendices.

Flood Risk Assessment and Drainage Strategy Curtins Ref: HRD-CUR-00-XX-RP-C-100 Revision: P02 Issue Date: 07 July 2023 Received 17th July 2023

AS AMENDED BY :-

HRD-AJM-00-XX-DR-L-5211_P04_Soft Landscape Layout 01;
HRD-AJM-00-XX-DR-L-5811_P03_Soft Landscape Details;
HRD-CUR-XX-00-DR-C-94-700_C03 External Surfaces;
HRD-CUR-XX-00-DR-C-94-701_C02 External Surfaces;
Received 28th February 2025.

HRD-AJM-00-XX-DR-L-5212_P04_Soft Landscape Layout 02;
Received 6th March 2025.

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 (2012).

Condition no. 22 (landscaping)

22) a)The development shall be implemented in accordance with the detailed specifications of the hard and soft landscaping scheme shown on the plan ref: HRD-AJM-00-XX-DR-L-5211_P04_Soft Landscape Layout 01; HRD-AJM-00-XX-DR-L-5212_P03_Soft Landscape Layout 02, and HRD-AJM-00-XX-DR-L-5811_P03_Soft Landscape Details not later than 12 months from the date the locomotive shed is first occupied.

b) If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)

Appendix 2 – Planning constraints

Article 4 Direction - North Manchester PD Restriction - Class B1(c) 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
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Historic Landfill Site 250m Buffer -
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 (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA